

Chapter 3: Affected Environment

This chapter describes the existing social, economic, and environmental conditions along S.R. 108. Chapter 4, Environmental Consequences, describes the expected effects of the project alternatives on these resources.

3.1 Land Use

This section describes the existing land use patterns and current land use plans for the jurisdictions along S.R. 108.

The land use impact analysis area includes parts of five incorporated cities that lie along S.R. 108: Syracuse, West Point, Clinton, Roy, and West Haven. The proposed project would occur in two counties—Davis and Weber—though most of the parcels next to S.R. 108 are within the limits of one of the five incorporated cities. There are also scattered parcels along S.R. 108 that are not within the incorporated limits of any city, but are instead under the jurisdiction of Weber County. The land use impact analysis area is the area within one-half mile of S.R. 108.

3.1.1 Existing Land Use by Jurisdiction

The following sections describe the existing land uses for each city along S.R. 108.

3.1.1.1 Syracuse, Davis County

Syracuse, which is located in Davis County, is the southernmost incorporated area along S.R. 108. According to the Syracuse City Community Development Director, most land along S.R. 108 is already developed with residential and commercial uses, and the remaining open land is planned for the same types of uses (Worthen 2006). A junior high school and elementary school are located along S.R. 108 just north of the Antelope Drive/S.R. 108 intersection (the junior high school is on the west side and the elementary school is on the east side). The new Syracuse High School at the northeast corner of S.R. 108 and 700 South opened in 2007. The northwest corner of

What is existing land use?

Most county and city land use plans include descriptions of existing land use. These descriptions include both developments that have already been built and developments that are in the process of being built.

Even parcels that are vacant typically have a “use” as defined by local governments. Vacant parcels are often being used for things such as open space, agriculture, and utility rights-of-way. Also, the existing land use might be different from the future land use identified in a city’s general plan and zoning ordinances.



Antelope Drive and S.R. 108 is a redevelopment area where the City is helping to construct a commercial district.

The growth projections in Exhibit 1.4-1: 2002 and 2035 Population, Households, and Employment in Chapter 1, Purpose of and Need for Action, show that population will increase by 223%, households will increase by 255%, and employment will increase by 210% in Syracuse between now and 2035. The City anticipates that the open agricultural parcels along S.R. 108 on the north end of the city will be developed for commercial uses to help accommodate this growth. Full build-out of the city (and the vacant parcels along S.R. 108) is expected by 2020.

3.1.1.2 West Point, Davis County

Much of the land along S.R. 108 within the boundaries of West Point in Davis County is already developed for residential uses. There are no commercial retail businesses currently along S.R. 108. However, the City considers S.R. 108 to be its most important future commercial zone and anticipates that the remaining large open parcels will be developed as commercial. The growth projections in Exhibit 1.4-1 show that West Point will have the largest population and household growth (376% and 437%, respectively) of the five cities along the S.R. 108 project area between now and 2035 and will experience moderate employment growth (88%) during that same period. Build-out of the city is expected by 2035 (J. Anderson 2006).

3.1.1.3 Clinton, Davis County

Clinton is the northernmost city along S.R. 108 that is in Davis County (the northern Clinton city limit coincides with the county line). Much of the area along S.R. 108 in Clinton is already developed or is in the process of being developed for commercial and residential uses. The area is the primary commercial corridor in the city as demonstrated by recent commercial developments such as Wal-Mart. According to the City's Community Development Director, the remaining open space, including areas currently identified for agriculture, is planned for commercial use. However, it is likely that some new residential developments will also be built. The growth projections in Exhibit 1.4-1 show that Clinton will experience population growth of 114% and household growth of

What is build-out?

Build-out means that there is no more land available for development because any undeveloped land is already being used for its intended use of open space, agriculture, or other defined uses.

However, build-out rarely means the end of development in a city, because parcels of land can be redeveloped and a city can add to its existing land base by annexing adjacent parcels.

140% between now and 2030. Build-out is expected by 2025. The City expects the final 10 years of growth (2015 to 2025) to be much slower than the current rate of growth (Vinzant 2006).

3.1.1.4 Roy, Weber County

Most of this southern Weber County city is already developed or is currently being developed; only about 300 acres of developable land remain. Between now and 2030, Roy is expected to experience an 18% increase in population and a 29% increase in households (see Exhibit 1.4-1). S.R. 108 supports Roy's secondary commercial corridor and is fronted by or provides access to a number of residential developments. The City expects the remaining open land to develop as commercial to accommodate the projected 43% employment increase between now and 2030, with minor amounts of residential uses set back from the roadway. Build-out is expected to occur by 2020 or earlier (Larson 2006a).

In the northern part of the project study area, S.R. 108 runs along the western edge of Roy. In this same area, S.R. 108 runs along the eastern edge of West Haven, which is discussed in the following section.

3.1.1.5 West Haven, Weber County

West Haven, which was established in 1991, is the newest incorporated area along S.R. 108. Because it shares S.R. 108 frontage with the much older city of Roy north of about 4800 South, development in this area of West Haven is influenced by the development in Roy. Most of the S.R. 108 corridor adjacent to West Haven is currently open land or large-lot residential, though the City anticipates development of mixed use, commercial, and higher-density residential to occur in these open spaces (S. Anderson 2006a). Such development will help support West Haven's projected population growth of 202%, household growth of 211%, and employment growth of 264% (see Exhibit 1.4-1). Apartments, townhouses, and commercial businesses are currently being developed. Build-out is expected by 2030.

What is mixed use?

The term *mixed use* is used to describe development that supports more than one type of use in a building or set of buildings. As areas become more urbanized, planners often consider building a mix of residential, commercial, institutional, and other uses in a single area to increase convenience and access.

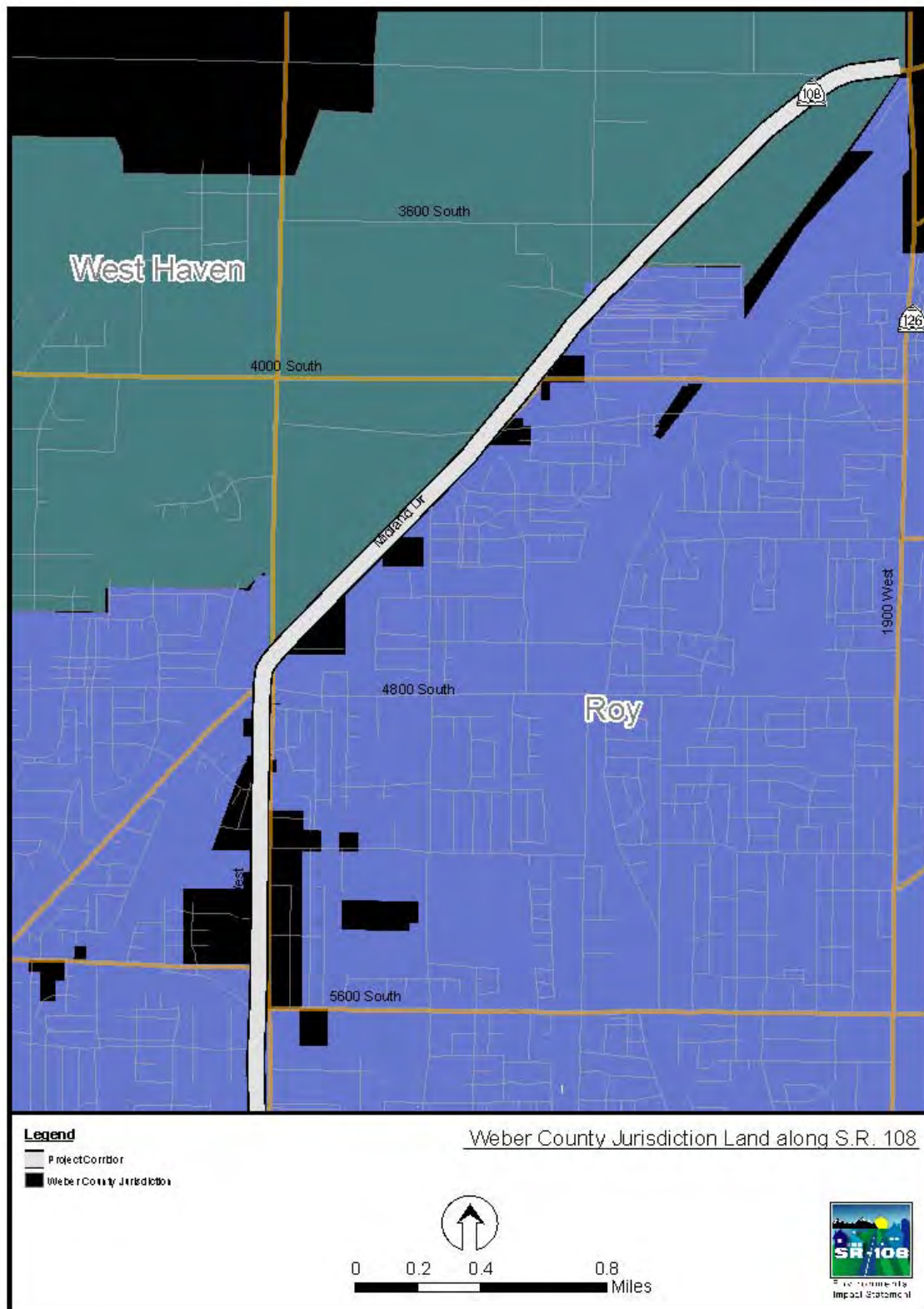
For example, a developer might include a shopping center and park within the boundaries of a small housing development or might include housing units on the second floor above operating businesses.



3.1.1.6 Weber County

Several parcels along S.R. 108 in Roy and between Roy and West Haven are not within the incorporated area of either city (see Exhibit 3.1-1 below). These isolated parcels are currently under the jurisdiction of Weber County, but neither Roy nor West Haven have plans to annex them. According to the City of Roy, the parcels could be annexed to the city as part of a future subdivision (Larson 2006b). Most of the parcels are currently developed as large-lot residential estates, though there is a minor commercial use at the southeastern corner of S.R. 108 and 5200 South. This area is completely surrounded by the incorporated city of Roy, which also has some commercial uses in the area.

Exhibit 3.1-1: Weber County Jurisdiction Land along S.R. 108





3.1.2 Local Land Use Plans and Zoning Designations

The following sections summarize the general plans and zoning regulations for each city.

3.1.2.1 Syracuse

General Plan. The Syracuse general plan map from February 2006 (see Exhibit 3.1-2: Land Use below for a generalization of the city's map) designates the area near the corner of Antelope Drive and S.R. 108 as suitable for General Commercial and Very High-Density Residential development. The northwestern corner of the intersection is dominated by a redevelopment district that is currently being developed with commercial uses. Other designated uses include Institutional (schools and churches) and Open Space/Recreational. Moving north, the planned uses change to mostly residential neighborhoods of moderate densities (3.79 units/acre to 5.44 units/acre), with some commercial and institutional (school) uses near the intersection of 700 South and S.R. 108.

The Syracuse general plan identifies S.R. 108 as a Major Arterial road (with an ultimate width of 110 feet).

Zoning. The Syracuse zoning map from February 2006 (see Exhibit 3.1-3: Zoning below for a generalization of the city's map) identifies the area around the Antelope Drive/S.R. 108 intersection as largely General Commercial with a pocket of higher-density residential use just northeast of the intersection. Moving north, the designations applied to land along S.R. 108 include single-family residential and agriculture/low-density residential along the eastern side of S.R. 108 near Heritage Parkway and 700 South and a pocket of Industrial and General Commercial along the west side of S.R. 108 near Heritage Parkway and 700 South.

What roadway width does the Syracuse general plan identify for S.R. 108?

The Syracuse general plan identifies S.R. 108 as a Major Arterial road (with an ultimate width of 110 feet).

What is a general plan?

State law requires each city to prepare and adopt a comprehensive, long-range general plan. These plans are intended to identify the present and future land use needs of each city and to outline desired growth and development patterns.

General plans are typically accompanied by a land use or zoning ordinance, which details development standards—such as allowable building heights and required setbacks—and includes maps that show the desired development patterns.

3.1.2.2 West Point

General Plan. The West Point general plan land use map from December 2005 (see Exhibit 3.1-2: Land Use below for a generalization of the city's map) shows the majority of land within one-half mile of S.R. 108 as appropriate for residential uses, though the plan identifies areas for commercial uses along the west side of S.R. 108 between 200 South and 300 North and at the intersections of S.R. 108 and 300 North and S.R. 108 and 800 North.

Commercial uses at the intersection of S.R. 108 and 300 North are considered to be within the city's Central Business District (a general plan overlay district). The intent of this district is to create a climate, atmosphere, and environment that emphasize implementation of a uniform, professional theme among all business district elements. Any new roadway projects within the district should conform to the standards and guidelines that address lighting, sidewalks, and landscaping to the extent that such projects affect those elements. Finally, there is one parcel identified for Public/Quasi-Public uses (an existing church) west of S.R. 108 between 300 North and 800 North and two parcels identified for Professional Office uses in the southern area of the S.R. 108 corridor within the city.

The West Point general plan does not specifically identify a roadway width for S.R. 108.

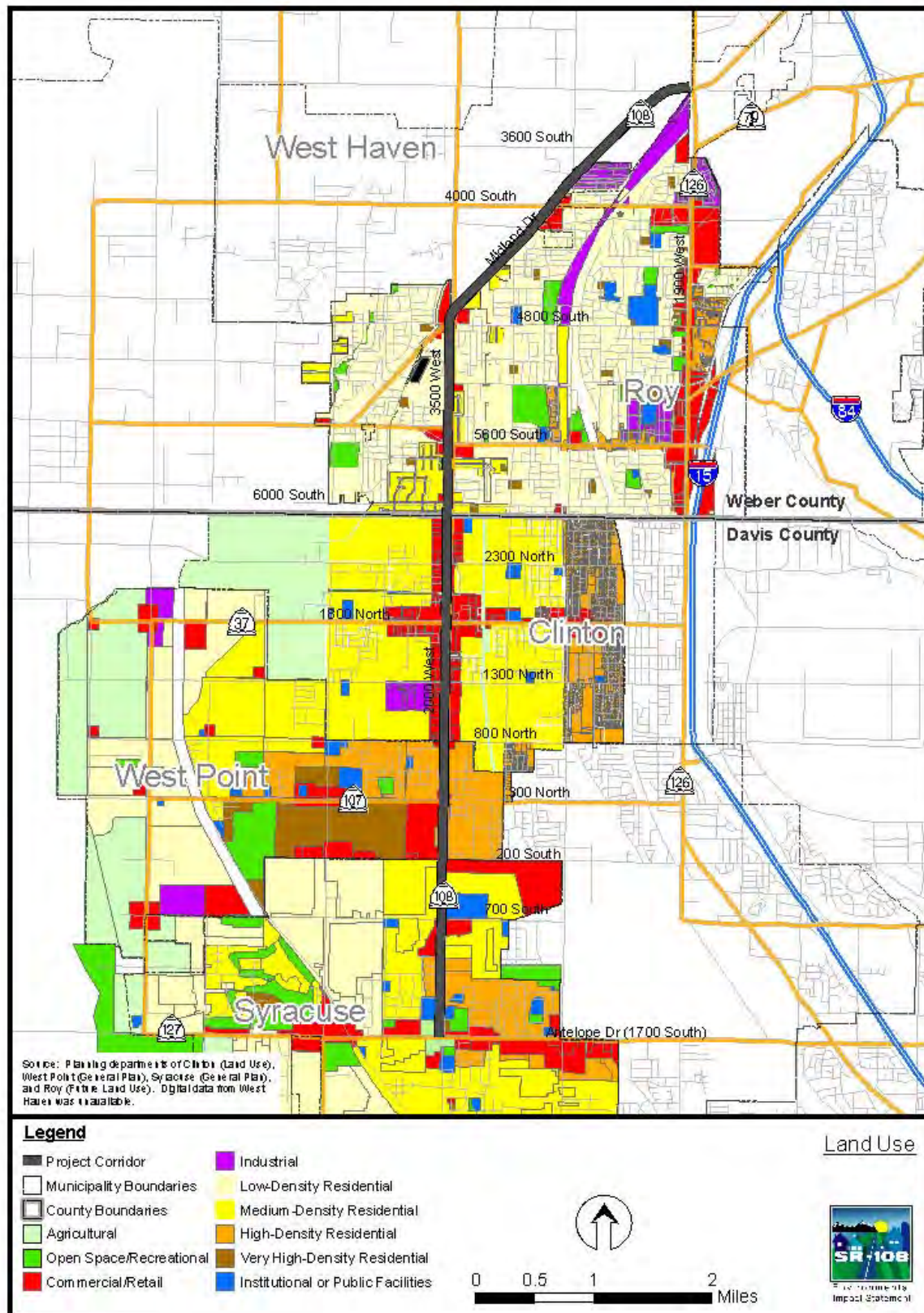
Zoning. The West Point zoning map from March 2006 (see Exhibit 3.1-3: Zoning below for a generalization of the city's map) identifies most properties fronting and within one-half mile of S.R. 108 as single-family residential (R-1, 2.2 units/acre, and R-2, 2.7 units/acre) south of 300 North. An exception to this is the southeast corner of 300 North and S.R. 108, which is designated for Neighborhood Commercial uses. Community Commercial uses are identified on the north side of the 300 North/S.R. 108 intersection. Uses return to single-family residential north of this intersection (with densities ranging from 2.2 units/acre to 3.6 units/acre), with a small pocket of two-family residential (R1-12T) on the west side of S.R. 108 between 550 North and 800 North. Large parcels of agriculturally zoned land (A-2, 1 unit/acre) are present to the west of S.R. 108 south of 300 North.

What roadway width does the West Point general plan identify for S.R. 108?

The West Point general plan does not specifically identify a roadway width for S.R. 108.



Exhibit 3.1-2: Land Use



Legend

- Project Corridor
- Municipality Boundaries
- County Boundaries
- Agricultural / Low Density
- Commercial/Retail
- Industrial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Very High-Density Residential
- Institutional or Public Facilities

Zoning

Source: Planning departments of Clinton, West Point, Syracuse, and Roy; and Roy Zoning. Digital data from West Haven was available.

Scale: 0 0.5 1 2 Miles

Antelope Dr (1700 South)

West Haven

West Point

Syracuse

Roy

Clinton

Webster County

Davis County

Highways: 108, 126, 127, 107, 84, 75

Streets: 3600 South, 4000 South, 4800 South, 5600 South, 6000 South, 2300 North, 1800 North, 1300 North, 800 North, 300 North, 200 South, 700 South

Other labels: Milard Dr, 3500 West, 2000 West, 1400 West, 1200 West, 1000 West, 800 West, 600 West, 400 West, 200 West, 100 West, 50 West, 25 West, 12.5 West, 6.25 West, 3.125 West, 1.5625 West, 0.78125 West, 0.390625 West, 0.1953125 West, 0.09765625 West, 0.048828125 West, 0.0244140625 West, 0.01220703125 West, 0.006103515625 West, 0.0030517578125 West, 0.00152587890625 West, 0.000762939453125 West, 0.0003814697265625 West, 0.00019073486328125 West, 0.000095367431640625 West, 0.0000476837158203125 West, 0.00002384185791015625 West, 0.000011920928955078125 West, 0.0000059604644775390625 West, 0.00000298023223876953125 West, 0.000001490116119384765625 West, 0.0000007450580596923828125 West, 0.00000037252902984619140625 West, 0.000000186264514923095703125 West, 0.0000000931322574615478515625 West, 0.00000004656612873077392578125 West, 0.000000023283064365386962890625 West, 0.0000000116415321826934814453125 West, 0.00000000582076609134674072265625 West, 0.000000002910383045673370361328125 West, 0.0000000014551915228366851806640625 West, 0.00000000072759576141834259033203125 West, 0.000000000363797880709171295166015625 West, 0.0000000001818989403545856475830078125 West, 0.00000000009094947017729282379150390625 West, 0.000000000045474735088646411895751953125 West, 0.0000000000227373675443232059478759765625 West, 0.00000000001136868377216160297393798828125 West, 0.000000000005684341886080801486968994140625 West, 0.0000000000028421709430404007434844970703125 West, 0.00000000000142108547152020037174224853515625 West, 0.000000000000710542735760100185871124267578125 West, 0.0000000000003552713678800500929355621337890625 West, 0.00000000000017763568394002504646778106689453125 West, 0.000000000000088817841970012523233890533447265625 West, 0.0000000000000444089209850062616169452667236328125 West, 0.00000000000002220446049250313080847263336181640625 West, 0.000000000000011102230246251565404236316680908203125 West, 0.00000000000000555111512312578270211815833404540625 West, 0.000000000000002775557561562891351059079167022703125 West, 0.0000000000000013877787807814456755295395835113515625 West, 0.00000000000000069388939039072283776476979175567578125 West, 0.000000000000000346944695195361418882384895877837890625 West, 0.0000000000000001734723475976807094411924479389189453125 West, 0.00000000000000008673617379884035472059622396945947265625 West, 0.000000000000000043368086899420177360298111984729736328125 West, 0.0000000000000000216840434497100886801490559923648681640625 West, 0.00000000000000001084202172485504434007452799618243408203125 West, 0.00000000000000000542101086242752217003726399809121704140625 West, 0.000000000000000002710505431213761085018631999045608520703125 West, 0.0000000000000000013552527156068805425093159995228042603515625 West, 0.00000000000000000067762635780344027125465799976140213017578125 West, 0.000000000000000000338813178901720135627328999880701065087890625 West, 0.0000000000000000001694065894508600678136644999403505325439453125 West, 0.00000000000000000008470329472543003390683224997017526627197265625 West, 0.000000000000000000042351647362715016953416124985087633135986328125 West, 0.0000000000000000000211758236813575084767080624925438165679931640625 West, 0.00000000000000000001058791184067875423835403124627190828399658203125 West, 0.000000000000000000005293955920339377119177015623135954141998291015625 West, 0.0000000000000000000026469779601696885595885078115797720719991455078125 West, 0.00000000000000000000132348898008484427979425390578988603599957275390625 West, 0.000000000000000000000661744490042422139897126952894943017999786376953125 West, 0.0000000000000000000003308722450212110699485634764474715089998931884765625 West, 0.00000000000000000000016543612251060553497428173822373575449994659423828125 West, 0.000000000000000000000082718061255302767487140869111867877249973297119140625 West, 0.0000000000000000000000413590306276513837435704345559339386249866485595703125 West, 0.000000



3.1.2.3 Clinton

General Plan. The Clinton master land use map from March 2004 (see Exhibit 3.1-2: Land Use above for a generalization of the city's map) identifies all land within one-half mile of S.R. 108 as Performance Zone (PZ, a commercial zone with design standards) and residential (R-1-9, 4.8 units/acre average). The Performance Zone also represents the city's central business district. There are a number of parcels identified for manufacturing (MP-1) on the west side of S.R. 108 between about 2100 West and 2500 West south of 1300 North. Finally, there is a corridor of agriculturally designated land (A-1) to the east of S.R. 108, with an extension to the intersection of 2050 North. This corridor represents a future north-south trail along an old railroad right-of-way between 1500 West and 2000 West and is not used for agricultural production.

The Clinton general plan transportation map identifies S.R. 108 as a five-lane roadway.

Zoning. The Clinton zoning map (see Exhibit 3.1-3: Zoning above for a generalization of the city's map) outlines more-detailed land uses along S.R. 108. Though the majority of the frontage is designated Performance Zone, agricultural land (A-1, 1 unit/acre) dominates the west side of S.R. 108 south of 1300 North and north of 2300 North. A-1 and Agricultural Estates land (A-E, 2 units/acre) dominate the east side of S.R. 108 north of 2050 North. Other uses along and within one-half mile of S.R. 108 include Light Manufacturing (MP-1), Neighborhood Commercial (CP-1), and lower-density residential (R-1-15, about 3 units/acre).

3.1.2.4 Roy

General Plan. The Roy future land use map (see Exhibit 3.1-2: Land Use above for a generalization of the city's map) shows most of the land along S.R. 108 as residential (Medium-Density Single-Family Residential with an average of 4 units/acre and Low-Density Single-Family Residential with an average of 2 units/acre) and commercial. Commercial uses are concentrated around the major intersections of S.R. 108/Midland Drive and 4000 South, S.R. 108/Midland Drive/3500 West and 4800 South, and S.R. 108/3500 West and 5600 South. Limited areas of Very High-Density, Multi-Family Residential (up to 20 units/acre), High-Density Single/Duplex–

What roadway width does the Clinton general plan identify for S.R. 108?

The Clinton general plan transportation map identifies S.R. 108 as a five-lane roadway.

What roadway width does the Roy general plan identify for S.R. 108?

The Roy general plan includes widening S.R. 108 from two to four travel lanes.

Family Residential (an average of 8 units/acre), Utilities, and Schools/Government/Churches parcels are also present along S.R. 108.

The Roy general plan includes widening S.R. 108 from two to four travel lanes.

Zoning. According to the Roy zoning map from December 2005 (see Exhibit 3.1-3: Zoning above for a generalization of the city's map), much of the land along S.R. 108 in the city is identified for low-density, single-family residential use (R-1-6, R-1-8, and R-1-10 at 4 units/acre). Pockets of Community Commercial (CC), Residential Estate (RE, 2 units/acre), Multiple-Family Residential (up to 20 units/acre), and Residential Manufactured Home (RMH-1, manufactured and mobile-home parks) are also present along S.R. 108, as are areas that are not currently included in the incorporated city limits.

3.1.2.5 West Haven

General Plan. West Haven's general plan map is currently being revised. According to the most recent map and city planners, there are two main general plan uses along S.R. 108: Commercial and Mixed Use (which is high/medium/low-density residential and light commercial) (S. Anderson 2006b). The city's plan calls for light industrial uses near the S.R. 108/1900 West intersection. Some lower-density residential lands are present just west of S.R. 108 and would influence and be influenced by future operation of S.R. 108 in the area. One planned trail system connection to Roy is adjacent to S.R. 108 at about 4400 South; this connection is within a utility corridor and is identified as Open Space/Recreational/Residential.

The West Haven general plan identifies S.R. 108 as a Major Arterial road (with an ultimate width of 100 feet).

Zoning. As with the general plan map, the West Haven's zoning map is currently being revised. According to city planners, most of the land along S.R. 108 is designated as Commercial, Mixed Use, and Agriculture. Pockets of Light Manufacturing and Medium-Density Multiple-Family Residential are also present along S.R. 108. Commercially designated land dominates the southern portion of S.R. 108 in West Haven, while the Midland Drive/1900 West intersection (which is the northern project terminus) is dominated by

What roadway width does the West Haven general plan identify for S.R. 108?

The West Haven general plan identifies S.R. 108 as a Major Arterial road (with an ultimate width of 100 feet).



Light Industrial uses. The two areas of Medium-Density Multiple-Family land are near Midland Drive/3600 South and Midland Drive/3300 South. According to the City of West Haven, areas between about 3600 South and 4800 South are likely to be rezoned for higher-density residential, mixed use, and/or commercial uses in the near future (S. Anderson 2006b).

3.1.2.6 Weber County

General Plan. The West Central Weber County general plan does not include the parcels along S.R. 108 between Roy and West Haven on its land use map. Because of their isolation, none of the general plan goals or policies directly apply to these parcels.

Zoning. Weber County has zoned the scattered county-jurisdictional parcels as residential estate (low-density residential) and agriculture. Both zones allow residents to keep farm animals. Agriculture is the preferred use of the agricultural zone, but parcels with this designation are routinely used for rural residential development.

3.1.2.7 Summary of Land Uses

Exhibit 3.1-4 summarizes the future land uses in the impact analysis area (the land uses described in the cities' and counties' general plans). Because some of the cities and counties used different methods of mapping land use, the acreages in the table are only an estimate.

Exhibit 3.1-4: Summary of General Plan Land Use

Land Use Type	Acres	Percent of Total Land in the Impact Analysis Area
Residential ^a	3,590	57.1%
Commercial/Industrial	2,046	32.9%
Mixed Use ^b	386	6.1%
Government/Public Land ^c	245	3.9%
Total	5,990	100.0%

^a Includes lands designated for rural residential/agricultural development.

^b West Haven is the only jurisdiction that uses the Mixed Use category.

^c Includes government land/facilities, quasi-government land/facilities, publicly owned spaces, open space, and private churches.

3.2 Farmland

3.2.1 Introduction

This section discusses general farmland trends and crops as well as the Farmland Protection Policy Act and Agriculture Protection Areas. The S.R. 108 farmland impact analysis area is located in Davis and Weber Counties and crosses the cities of Syracuse, West Point, Clinton, Roy, and West Haven. For the purpose of this analysis, all farmland within one-half mile of each side of the S.R. 108 centerline was identified for the entire 9.5-mile project corridor. In this section, the farmland impact analysis area is described from south to north.

3.2.2 Regulatory Basis for Farmland Analysis

3.2.2.1 Farmland Protection Policy Act

The Farmland Protection Policy Act of 1981 was enacted to “minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses” (7 United States Code [U.S.C.] 4201[b]). For the purpose of this Act, farmland includes prime farmland, unique farmland, and farmland of statewide or local importance.

The federal agency responsible for overseeing compliance with the Farmland Protection Policy Act is the Natural Resources Conservation Service (NRCS). NRCS has stopped making determinations on possible prime, unique, and statewide or local important farmland that is already committed to development within city limits. NRCS’s position is that, when funds have already been committed for utilities, water lines, and road replacement and widening, the land is committed to development and can be exempt from a determination. Appendix C, Pertinent Correspondence, includes a copy of the NRCS guidance letter that suspends the requirement to make determinations on farmland that is already committed to development through local actions. Appendix C also includes a record of a September 2006 phone conversation with the local Salt Lake City NRCS office stating that this guidance is still in effect.

What is the Farmland Protection Policy Act?

The Farmland Protection Policy Act was enacted to “minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses.” All of the farmland in the S.R. 108 farmland impact analysis area is exempt from the Farmland Protection Policy Act.



All of the farmland in the S.R. 108 farmland impact analysis area is within city limits. Therefore, it is exempt from the Farmland Protection Policy Act.

3.2.2.2 Agriculture Protection Areas

Utah law does not specifically protect agricultural land from development, but one of the purposes of Utah's zoning law is to support the state's agriculture. Zoning is accomplished by a commission for each county that adopts a plan for zoning all land within the county. Utah law also allows the formation of Agriculture Protection Areas (APAs), which are geographic areas where agricultural activities are given special protections.

APAs are protected from state and local laws that would restrict farm practices, unless the regulations are required for public safety or are required by federal law. The county in which the APA is located cannot change the zoning designation of the land within the area unless all landowners give written approval for the change.

APAs cannot be condemned for highway purposes unless (1) the landowner requests the removal of the designation, or (2) the applicable legislative body (that is, the legislative body of the county, city, or town in which the APA is located) and the advisory board approve the condemnation, provided that "there is no reasonable and prudent alternative to the use of the land within the Agriculture Protection Area for the project" (Utah Administrative Code, Section 17-41-405 [4][a]). If protected agricultural areas remain in agricultural use, farm equipment access must be provided to allow landowners to move farm machinery between parcels.

A landowner can petition the County to have his or her land designated as an APA. The County then usually has 120 days to grant or deny the request. APA status is typically maintained even after the property is developed and no longer in agricultural use, unless the property owner files a petition to remove the land from the APA. When this occurs, the rest of the APA maintains its status, and the boundaries of the APA are redefined. APAs are reviewed every 20 years to determine if the APA status should be maintained, modified, or terminated.

What are Agriculture Protection Areas?

Agriculture Protection Areas (APAs) are geographic areas where agricultural activities are given special protections. APAs cannot be condemned for highway purposes unless certain conditions are met.

3.2.2.3 Century Farm and Ranch Program

In 1996, the year of Utah's state centennial, the State initiated a Century Farm and Ranch program that recognizes farms that have been operated continuously by the same family for at least 100 years. These farms receive the Century Farm and Ranch designation from the Utah Farm Bureau Federation and the Utah Department of Agriculture. These operations are typically the few remaining long-term farming operations along the Wasatch Front. The Century Farm and Ranch designation does not grant a farm any special protections.

3.2.3 Future Planning and Zoning for Existing Farmland

The farmland impact analysis area is in a part of Davis and Weber Counties that is undergoing considerable urban development. This section describes the state of existing farmland from a planning and zoning perspective for each city along S.R. 108.

Syracuse. According to the Syracuse City Community Development Director, most land along S.R. 108 is already developed with residential and commercial uses, and the remaining agricultural/open land is planned for the same types of uses (Worthen 2006).

West Point. The City of West Point considers the S.R. 108 corridor to be its most important future commercial zone and anticipates that the remaining large open parcels will be developed as commercial (J. Anderson 2006).

Clinton. According to the Clinton City Community Development Director, the remaining open spaces, including areas identified for agricultural uses, are planned for commercial use. However, it is likely that some new residential developments will also be built (Vinzant 2006).

Roy. Most of Roy is already developed or is currently being developed; only about 300 acres of developable land remain. The City expects the remaining open land to develop as commercial or residential (Larson 2006b).

What zoning is planned for farmland along S.R. 108?

According to representatives from the cities along S.R. 108, the remaining parcels of agricultural land in the farmland impact analysis area are planned for commercial or residential use.



West Haven. Most of the S.R. 108 corridor adjacent to West Haven is currently open land or large-lot residential, though the City anticipates development of mixed use, commercial, and higher-density residential to occur in these open spaces (S. Anderson 2006a).

Weber County. Several parcels along S.R. 108 in Roy and between Roy and West Haven are currently not within the incorporated area of either city. The Weber County zoning map (see Exhibit 3.1-1: Weber County Jurisdiction Land along S.R. 108 above) shows some of these parcels as agricultural use (A-1). This zone allows residents to keep farm animals. Agriculture is the preferred use of the A-1 zone, but parcels with this designation are routinely used for rural residential development.

3.2.4 Cropland

There are a total of about 66,000 combined acres of cropland in Davis and Weber Counties, including almost 44,000 acres of harvested cropland and about 53,000 acres of irrigated land (National Agricultural Statistics Service 2002).

According to the 2002 Census of Agriculture, the acreage of farmland in Davis County decreased by 7% between 1997 and 2002 (from 70,796 acres in 1997 to 65,857 acres in 2002). Many tracts of land currently in agricultural use or zoned for agricultural use are expected to develop into residential subdivisions, and these areas are shown as residential subdivisions in city and county land use plans as described in Section 3.2.3, Future Planning and Zoning for Existing Farmland.

In Weber County, there was a 1% increase in farmland between 1997 and 2002 (from 85,781 acres in 1997 to 86,913 acres in 2002), although that figure does not represent the trend along S.R. 108 in Weber County.

Much of the farmland adjacent to S.R. 108 is under cultivation (cropland), is pastureland used for grazing, or remains dry idle. Dry idle land typically consists of cropland that has not been tended within the past 2 years and less than 10% of the area is stocked with live trees. Based on the rapid development occurring along S.R. 108, it is reasonable to assume that any acreage that remains idle is planned for upcoming development.

In addition to pastureland and dry idle land, other agricultural land in the impact analysis area is used mainly for irrigated crops, such as alfalfa, grain, corn, and onions. The non-irrigated farmland currently remains idle, is fallow, or is in pasture (Utah Division of Water Resources 2003).

Current cropland or farmland in the impact analysis area is shown in Exhibit 3.2-1 and in Exhibit 3.2-2 below. The table is based on the Utah Division of Water Resources' Water-Related Land Use Data Inventory map dated 2003.

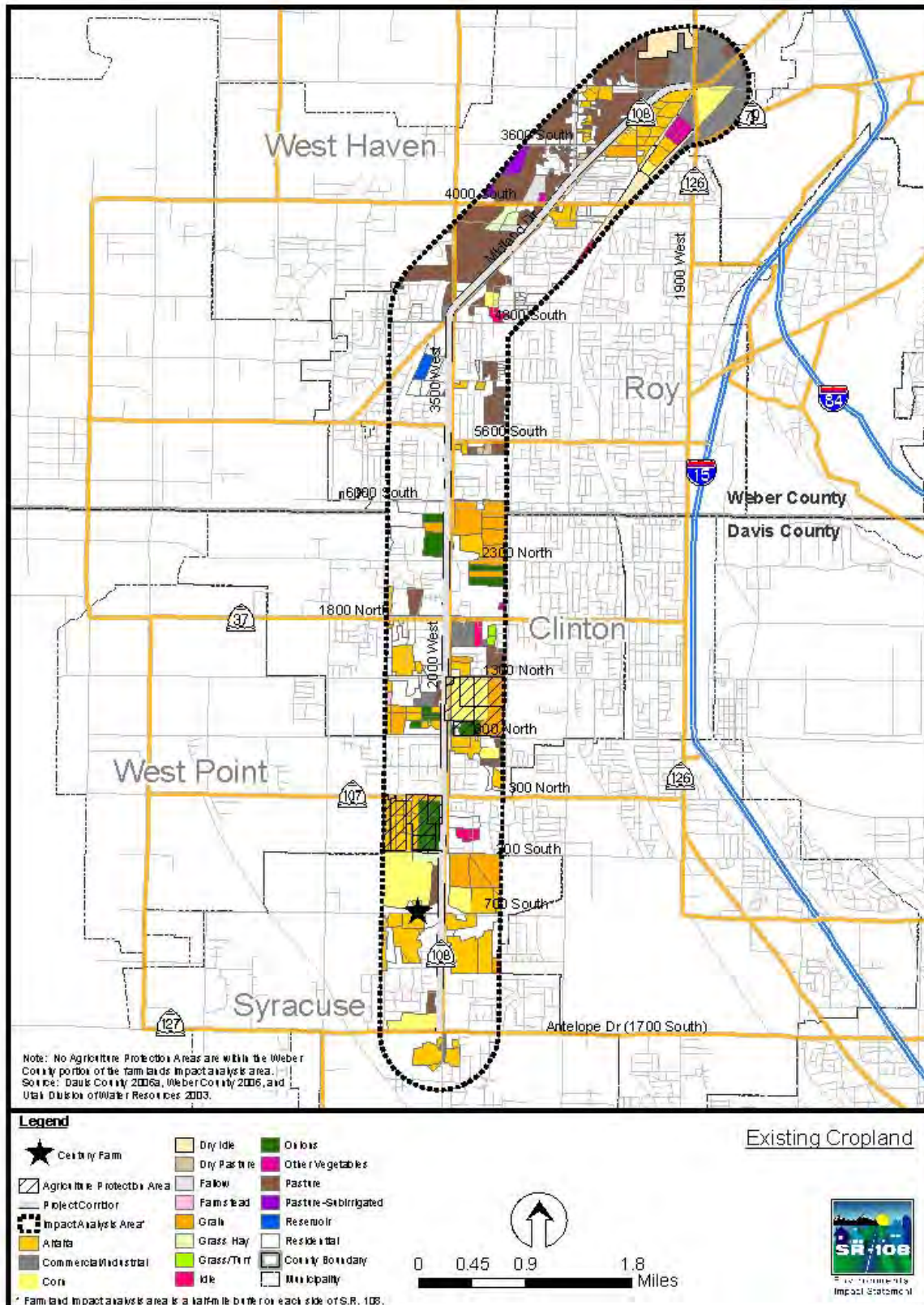
Exhibit 3.2-1: Cropland or Farmland in the Farmland Impact Analysis Area

Crop or Farmland Type	Acres
<i>Irrigated Crops or Farmland</i>	
Pasture	734.78
Alfalfa	650.11
Grain	323.34
Corn	313.53
Onions	142.58
Grass hay	37.37
Other vegetables	26.97
Pasture, sub-irrigated	23.42
Grass/turf	6.86
Total irrigated	2,258.96
<i>Non-irrigated Crops or Farmland</i>	
Dry idle	116.06
Idle	41.64
Fallow	30.52
Dry pasture	15.53
Total non-irrigated	203.75

Source: Utah Division of Water Resources 2003



Exhibit 3.2-2: Existing Cropland



3.2.4.1 Century Farms

According to the Utah Farm Bureau Federation, there is one Century Farm in the S.R. 108 impact analysis area (Utah Department of Agriculture and Food 2006). The Christensen Century Farm is located at 2204 West 700 South and is shown in Exhibit 3.2-2: Existing Cropland above.

3.2.4.2 Agriculture Protection Areas

There are 12 APAs in the impact analysis area. These areas, which are mostly used to raise crops, have received special zoning protection from the local county jurisdictions to preserve the area as open space related to agriculture.

The 12 APA parcels contain about 281 acres of irrigated farmland. All 12 APAs are located in Davis County; six parcels are located in West Point and six parcels are located in Clinton. All APAs in Weber County are located outside the half-mile buffer that designates the impact analysis area. See Exhibit 3.2-3 and Exhibit 3.2-4 below.



Exhibit 3.2-3: Existing Agriculture Protection Areas

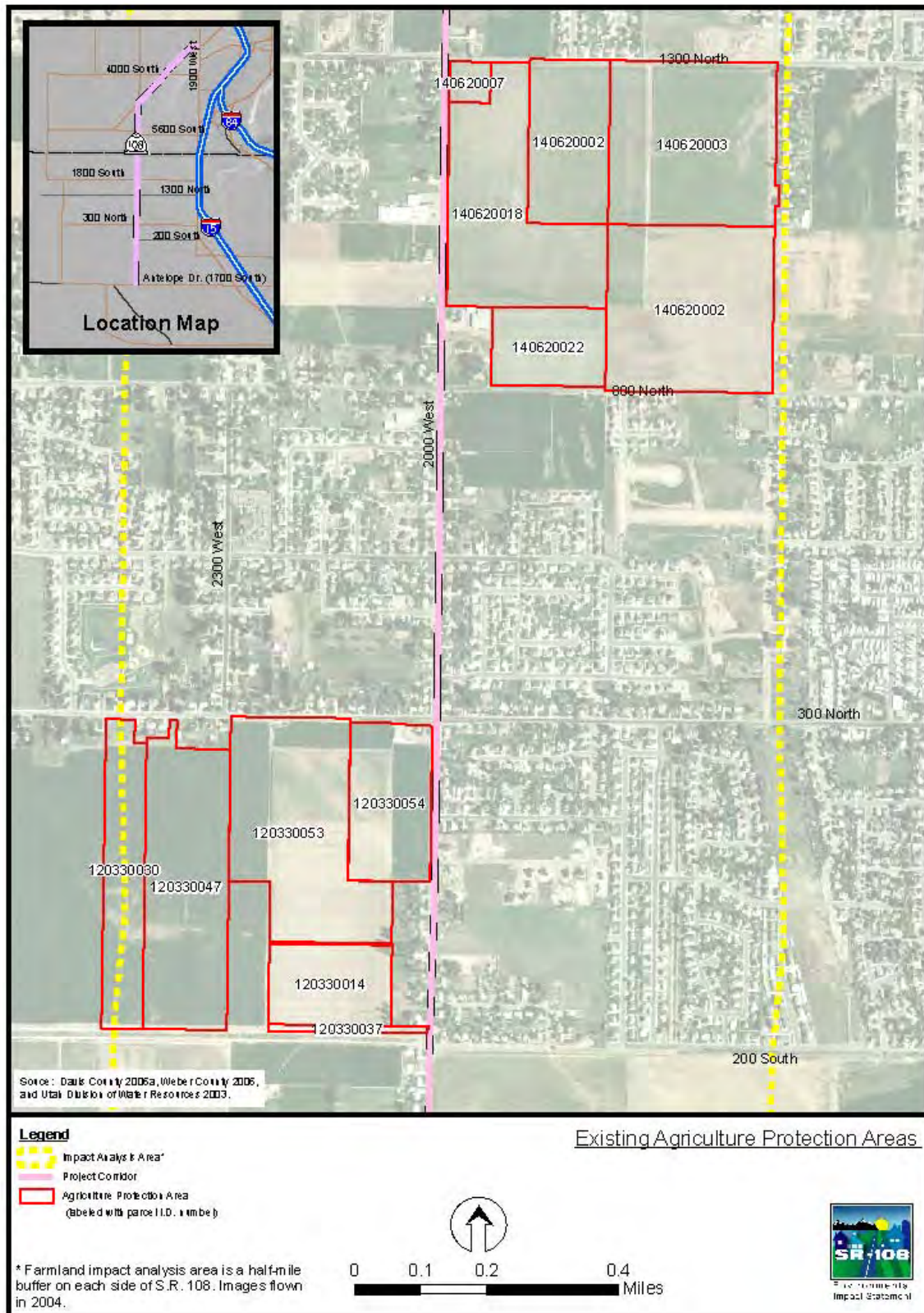


Exhibit 3.2-4: Agriculture Protection Areas in the Farmland Impact Analysis Area

Agriculture Protection Area by Parcel ID	Acreage ^a	Location ^b
12-033-0053 ^c	40	269 North 2000 West, West Point
12-033-0054 ^c	19	269 North 2000 West, West Point
12-033-0014	15	Between 200 South and 300 North on the west side of S.R. 108, West Point
12-033-0030 ^d	18	Between 200 South and 300 North on the west side of S.R. 108, West Point
12-033-0037	2	Between 200 South and 300 North on the west side of S.R. 108, West Point
12-033-0047	35	Between 200 South and 300 North on the west side of S.R. 108, West Point
14-062-0022	13	Between 800 North and 1300 North on the east side of S.R. 108, Clinton
14-062-0002 ^e	41	Between 800 North and 1300 North on the east side of S.R. 108, Clinton
14-062-0002 ^e	20	Between 800 North and 1300 North on the east side of S.R. 108, Clinton
14-062-0003	40	Between 800 North and 1300 North on the east side of S.R. 108, Clinton
14-062-0007	2	Between 800 North and 1300 North on the east side of S.R. 108, Clinton
14-062-0018	36	Between 800 North and 1300 North on the east side of S.R. 108, Clinton
Total	281	

Sources: Davis County 2006a; Weber County 2006; Utah Division of Water Resources 2003

^a Acreage shown includes only APA parcel acreage within the half-mile impact analysis area buffer. The entire APA acreage could be more than the acreage shown in the table.

^b Exact property addresses were not available for most parcels.

^c These parcels were recently split due to parcel 12-033-0054 being sold to a developer.

^d This parcel is split by the half-mile buffer (the western boundary extends about 100 feet west of the half-mile buffer). Therefore, the acreage for the entire parcel is included.

^e These are two separate parcels with the same parcel ID.



3.3 Social Environment

This section describes the social, or community, environment in the S.R. 108 study area. The social environment is analyzed in terms of the following elements:

- Neighborhood and community cohesion
- Quality of life
- Recreation resources
- Community facilities
- Public health and safety
- Housing and relocations
- Public services and utilities

The social impact analysis area includes parts of the cities of Syracuse, West Point, and Clinton in Davis County and Roy and West Haven in Weber County. The social impact analysis area focuses mainly on neighborhoods within one-half mile of the roadway centerline along the 9.5-mile S.R. 108 project corridor.

3.3.1 Resource Identification Methods

Information about the social environment was obtained by reviewing community plans and Web sites, attending public meetings, meeting with local officials with jurisdiction over the relevant resource, reviewing public comments received during public outreach, reviewing city and county maps, and conducting field reviews. During project scoping, the public was asked to complete a Community Profile Survey (HDR 2006b) to help define the existing social environment, identify potential project impacts, and identify important community resources. A total of 171 surveys were completed and returned.

3.3.2 Neighborhood and Community Cohesion

Community cohesion is the degree to which residents have a sense of belonging to their neighborhood or community. Neighborhood and community cohesion can be linked to commitment to the community or a strong attachment to neighbors, institutions, or particular groups. Specific indicators of community cohesion include interaction among neighbors, use of community facilities and services, long-serving community leadership, participation in local organizations, a

What is community cohesion?

Community cohesion is the degree to which residents have a sense of belonging to their neighborhood or community. According to city planners, each of the individual cities that is partially within the social impact analysis area is cohesive.

desire to stay in the community and length of residency, satisfaction with the community, and the presence of families (FDOT 2003).

According to city planners, each of the individual cities that is partially within the social impact analysis area is cohesive. Residents identify with their communities and feel a sense of belonging (J. Anderson 2006; S. Anderson 2006a; Larson 2006a; Vinzant 2006; Worthen 2006). The best information about community cohesion was the information obtained through the Community Profile Survey, and the results of this survey provide a picture of the impact analysis area as a whole. Accordingly, the following discussion addresses neighborhood and community cohesion within the entire impact analysis area rather than within each city.

3.3.2.1 Neighborhood Interaction, Residency, and Families

Over one-third of Community Profile Survey respondents said that the most important characteristic that unites their community is knowing their neighbors. A strong attachment to neighbors is an important characteristic of a cohesive community. Crime-prevention programs such as Neighborhood Watch work well in cohesive neighborhoods because residents feel a strong sense of community and want to keep the area safe (National Sheriff's Association 2006). An overwhelming majority of survey respondents (86%) stated that they feel safe in their neighborhood or community.

Long-term residents tend to have higher levels of social attachment to and integration into neighborhood and community life than shorter-term residents (Kasarda and Janowitz 1974). Almost half of the survey respondents said that they had lived in their community for at least 15 years, which is an indicator of satisfaction with the community environment. Additionally, about one-third of the respondents have lived in their current home for at least 15 years. Compared to the survey data, data from the 2000 U.S. census for each of the five cities show slightly lower percentages of residents who have lived in their current home for more than 11 years (from 26% in Clinton to 37% in Roy) (U.S. Census Bureau 2000a). Regardless, either set of data shows a large percentage of persons staying in the community for many years.

How does long-term residency affect neighborhoods?

Long-term residents tend to have higher levels of social attachment to and integration into neighborhood and community life than shorter-term residents. Almost half of the people who responded to the Community Profile Survey said they had lived in their community for at least 15 years.



The presence of families is an indicator of community cohesiveness. Families with children often interact at school events and other youth activities as well as in a neighborhood setting. Census data show that all of the cities along S.R. 108 have higher percentages of traditional family households than both the state and national averages. Likewise, the percentages of households that consist of families with children are also higher than the state and national averages (U.S. Census Bureau 2000a). Finally, the survey results show that family is a very important community factor.

3.3.2.2 Community Facilities and Groups

S.R. 108 is an urban corridor that already divides neighborhoods to the east and west due to the amount of traffic that travels the corridor. The existing boundaries for churches and school districts along S.R. 108 also contribute to some degree of east-west division in social interaction and community involvement in the impact analysis area. In spite of the existing church and school service area boundaries, the top two associations that survey respondents feel tie their community together are church and school (49% and 31% of respondents, respectively). Nearly 25% of respondents also felt that their church community is an important characteristic that binds the larger community, even though S.R. 108 divides church service areas in some locations. Churches and schools create centers where people can interact, which promotes cohesiveness within the communities.

According to the survey results, many people use local parks. The only other non-school community facilities that are used more are churches. In addition to day-to-day recreation opportunities, the parks also offer locations for local celebrations such as founders' celebrations and seasonal or holiday-related gatherings. See Section 3.3.4, Recreation Resources, and Section 3.3.5, Community Facilities, for more information about parks and other community facilities.

What community facilities are important to residents?

According to the Community Profile Survey, churches, schools, and parks are important community facilities in the S.R. 108 impact analysis area.

3.3.2.3 Community Leadership and Activism

Lastly, the type and amount of leadership and activism occurring in a community also help define cohesiveness. When members of an area are engaged with day-to-day community business, they may feel a strong sense of pride and belonging.

A number of survey respondents felt that locally recognized leaders, such as members of the city council and the mayor, are important community leaders. Respondents also noted that church leaders provide important community guidance.

Activism is very locally focused. Roy's Neighborhood Watch program is focused on keeping the community crime-free. The West Haven community recently worked together to establish its River Parkway Trail, a portion of the planned regional Centennial Trail. The City of Clinton and the City of West Point have newsletters that provide information about how residents can stay active in their community. Finally, Syracuse is very proud of its association with Antelope Island, a state park that relies heavily on local volunteers.

What types of community leaders are important to residents?

According to the Community Profile Survey, a number of respondents feel that local leaders such as members of the city council and mayor, as well as church leaders, are important community leaders.

3.3.2.4 City Particulars

Interviews with city planners have provided additional information about community cohesiveness. According to Rodger Worthen of Syracuse, the city is very cohesive, and residents are proud to identify themselves with the city. S.R. 108 is a dividing line for church service areas within the city, so the roadway socially divides that part of the city to some degree (Worthen 2006).

John Anderson of West Point and Lynn Vinzant of Clinton also describe their respective communities as cohesive and say that residents identify with their cities as communities. S.R. 108 does not divide church service areas in these cities (J. Anderson 2006; Vinzant 2006).

Mark Larson of Roy describes that community as cohesive, but notes that S.R. 108 divides the community to some extent (Larson 2006a).

As a newer city, West Haven is still adjusting to being a more formal community. Many residents have lived in the area for a long time and identify themselves with the rural community that existed before incorporation. City planner Steve Anderson says that some residents



will be unhappy about the development that the city anticipates over the next several years (S. Anderson 2006a).

3.3.2.5 Summary

In summary, available information shows that the communities along S.R. 108 in the impact analysis area are individually as well as regionally cohesive. Residents identify with their individual neighborhoods and communities but are also involved in regional events that occur outside their neighborhoods such as holiday celebrations and festivals. Though S.R. 108 is a physical barrier in the impact analysis area, it provides an important connection within and between the communities.

3.3.3 Quality of Life

Quality of life can be characterized as a person's well-being and happiness. The factors that affect quality of life can vary by person but often include safety, general living environment, accessibility to public services and shopping, and recreation opportunities. See Section 3.3.4, Recreation Resources, Section 3.3.5, Community Facilities, and Section 3.3.8, Public Services and Utilities, for information about recreation, community facilities, and community services, respectively.

Residents of Utah generally consider their quality of life to be high. Contributing factors include a varied four-season climate, a moderate cost of living, diverse natural resources, a low rate of violent crime, high-quality education and health care, and varied cultural and recreation opportunities (State of Utah 2001). The following discussion focuses on the impact analysis area in general.

What issues affect quality of life for residents?

During the scoping process, the public identified a number of roadway-related issues that negatively affect quality of life for residents living along or near S.R. 108. These issues include:

- Accessibility, especially for residents with driveways on S.R. 108
 - High traffic speeds
 - Traffic congestion
 - Inadequate pedestrian facilities
 - A lack of east-west mobility
 - Unsafe intersections, with signals and realignment needed
-

3.3.3.1 Safety

Safety is a major contributor to quality of life. According to the survey results, 60% of respondents do not feel safe while driving on S.R. 108. Fifty-one percent of respondents identified traffic as the top issue in the community. Survey respondents and scoping meeting attendees specifically cited congestion, drivers making dangerous turns, speeding, and inadequate pedestrian crossings as problems in the communities. However, some respondents felt that the proposed changes to S.R. 108 could make the roadway less safe by accommodating more and faster traffic. Residents in the impact analysis area use S.R. 108 to travel to work, school, recreation, and shopping areas. In addition, these citizens have to travel south on S.R. 108 to access Antelope Drive and I-15 if their daily travels require freeway access.

Currently, residents feel that their communities are safe from crime. Less than 6% of respondents felt that crime was a problem in the area.

3.3.3.2 General Living Environment

After safety, survey results show that area residents are concerned with the effects of growth on their communities and quality of life. Residents have expressed unease about increased commercial growth in their cities, citing the arrival of large chain stores such as Wal-Mart. Whether they are comfortable with it or not, residents are very aware that their community is changing. Forty-five percent of respondents believe that the characteristics of the community will change over time with or without improvements to S.R. 108. This statistic was echoed by city planners, who noted that the communities would continue to grow at their current rates regardless of the project (J. Anderson 2006; Vinzant 2006; Worthen 2006). However, 51% of the survey respondents believe that the proposed project will exacerbate or accelerate such change. Most survey respondents who gave reasons why they would be willing to leave their community cited traffic and a loss of the rural feeling.

According to census data and information provided by city planners, the growth rates for the cities in the impact analysis area are among the highest of all Utah cities. Cities along S.R. 108 are anticipating this future growth and have designated most land along S.R. 108 for

How important is safety to residents?

According to the Community Profile Survey, 60% of respondents do not feel safe while driving on S.R. 108. In addition, 51% of respondents identified traffic as the top issue in the community.

How do residents feel about growth along S.R. 108?

According to the Community Profile Survey, 45% of respondents believe that the characteristics of their community will change over time with or without improvements to S.R. 108. However, 51% of the survey respondents believe that the proposed project will exacerbate or accelerate such change.



commercial and residential development (City of West Point 2002; City of Clinton 2004b; City of Roy 2005; City of West Haven 2005; Worthen 2006). See Section 3.1, Land Use, for more information about future land use in the impact analysis area.

3.3.3.3 Accessibility

Though more services and shopping areas are becoming available, survey results show that many residents are frustrated with accessibility along S.R. 108. Traffic and a lack of controlled access points such as stoplights inhibit their ability to move easily through the community. In addition, survey results show that residents along S.R. 108 are frustrated with their inability to enter and exit their driveways. During certain times of the day, S.R. 108 is so congested that residents must wait a long time for large enough gaps between vehicles that they can safely exit their driveway.

City officials also believe that improvements to S.R. 108 are needed to promote accessibility. For example, the City of Clinton would like to build an underpass across S.R. 108 at about 1150 North to improve pedestrian crossing safety and to connect the west part of the city to parks and city buildings. In Roy and West Haven, several east-west streets intersect S.R. 108 at an angle, which limits the sight distance of drivers attempting to turn onto S.R. 108 (S. Anderson 2006c; Larson 2006a).

3.3.3.4 Summary

In summary, most residents of the communities along S.R. 108 are happy with their quality of life. However, they know that the area is changing and that change will make their communities busier places. Residents would be more likely to adapt to these changes if there is an improved roadway system that allows easy access to community services but that doesn't dramatically affect the overall community atmosphere.

3.3.4 Recreation Resources

Recreation activities refresh, enliven, and enhance people's quality of life. Recreational facilities provide opportunities for social interaction and are often the focus of a neighborhood or community. The five cities along S.R. 108 are close to many different recreation

How important is accessibility to residents?

According to the Community Profile Survey, many residents are frustrated with accessibility along S.R. 108. Traffic and a lack of controlled access points such as stoplights inhibit their ability to move easily through the community.

areas including community parks, nature and wildlife preserves, county fair parks, golf courses, and trail systems. However, the only recreation facilities in the impact analysis area are community parks. Community parks are generally built to accommodate field games, court games, playgrounds, and picnicking and are administered by city or county governments.

The Community Profile Survey included questions about the importance of community parks in the project region. Many survey respondents stated that community recreation activities such as soccer, basketball, and flag football in city parks are important to residents of all ages. In addition, community events are often held at community parks in the pavilions that are available for rental.

As shown in Exhibit 3.3-1 and in Exhibit 3.3-2 below, there are eight parks in the impact analysis area. In addition to providing places for residents to meet and recreate, the parks are often used for local celebrations and events. The Syracuse Heritage Days celebration in Founders Park is one such event.

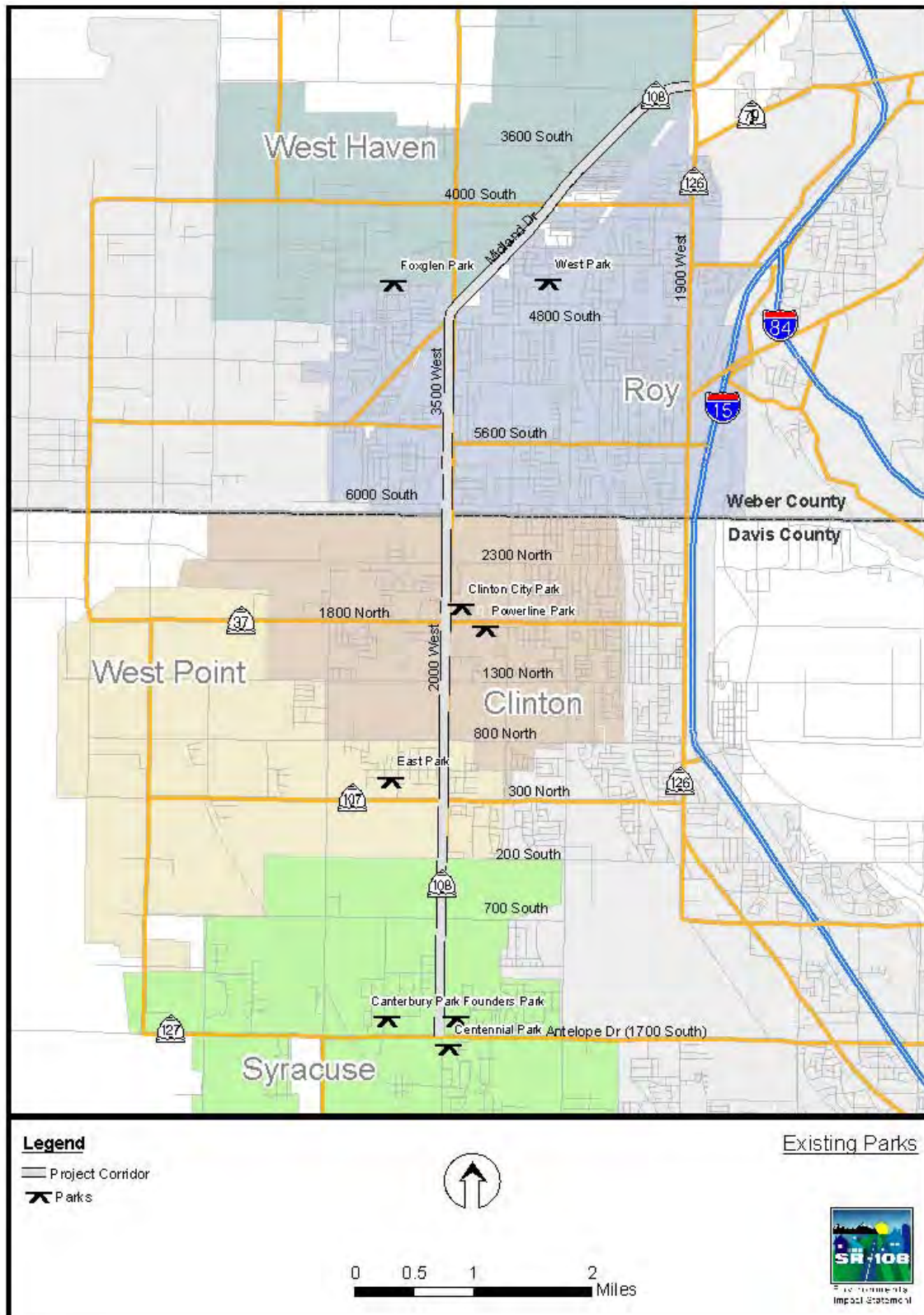
Exhibit 3.3-1: Parks in the Social Impact Analysis Area

Park Name	Location	Park Facilities and Activities
Clinton City Park	1906 West 1800 North, Clinton	Ball fields, basketball courts, tennis court, sand volleyball courts, community center, pavilion, children's playground, and restroom
Powerline Park	1740 North 1700 West, Clinton	Soccer fields, walking track, skateboard park, and BMX (bicycle motocross) bike track
Canterbury Park	2500 West 1600 South, Syracuse	Pavilions, restrooms, soccer, jogging, playground, and volleyball
Centennial Park	1800 South 2000 West, Syracuse	Picnic tables, jogging, and playground
Founders Park	1500 South 1900 West, Syracuse	Pavilions, restroom, baseball/softball, soccer, playground, and skateboard facility
East Park	2200 West 550 North, West Point	Baseball, sand volleyball, three pavilions, playground, and walking path
West Park	4500 South 2900 West, Roy	Soccer field, T-ball, concessions, restroom, pavilions, tennis court, sand volleyball pit, skateboard park, and playground
Foxglen Park	4600 South 3900 West, Roy	T-ball field, playground, and pavilion

Sources: City of Clinton 2002; City of Roy 2003; City of Syracuse 2006b; City of West Point 2006



Exhibit 3.3-2: Existing Parks



In Davis County, West Point is pursuing a park-planning program that is expected to include a golf course and 45 acres of new parks (City of West Point 2006). It is not known if the new facilities will be located within the impact analysis area. Clinton is working to link its parks through trails, and the City plans to add park space within the project area on the east side of S.R. 108 at about 1150 North (Davis County Council of Governments 2005). Neither Roy nor West Haven have developed plans for future park or recreation facilities.

3.3.5 Community Facilities

Public, or community, facilities help define communities and also provide opportunities for residents to interact. Community facilities generally include (but are not limited to) churches, schools, parks, law enforcement facilities, fire stations, and government offices. Parks and other recreation-related community facilities are discussed in Section 3.3.4, Recreation Resources. Fire, ambulance, emergency response, and law enforcement facilities are discussed in Section 3.3.6, Public Health and Safety, as is school safety.

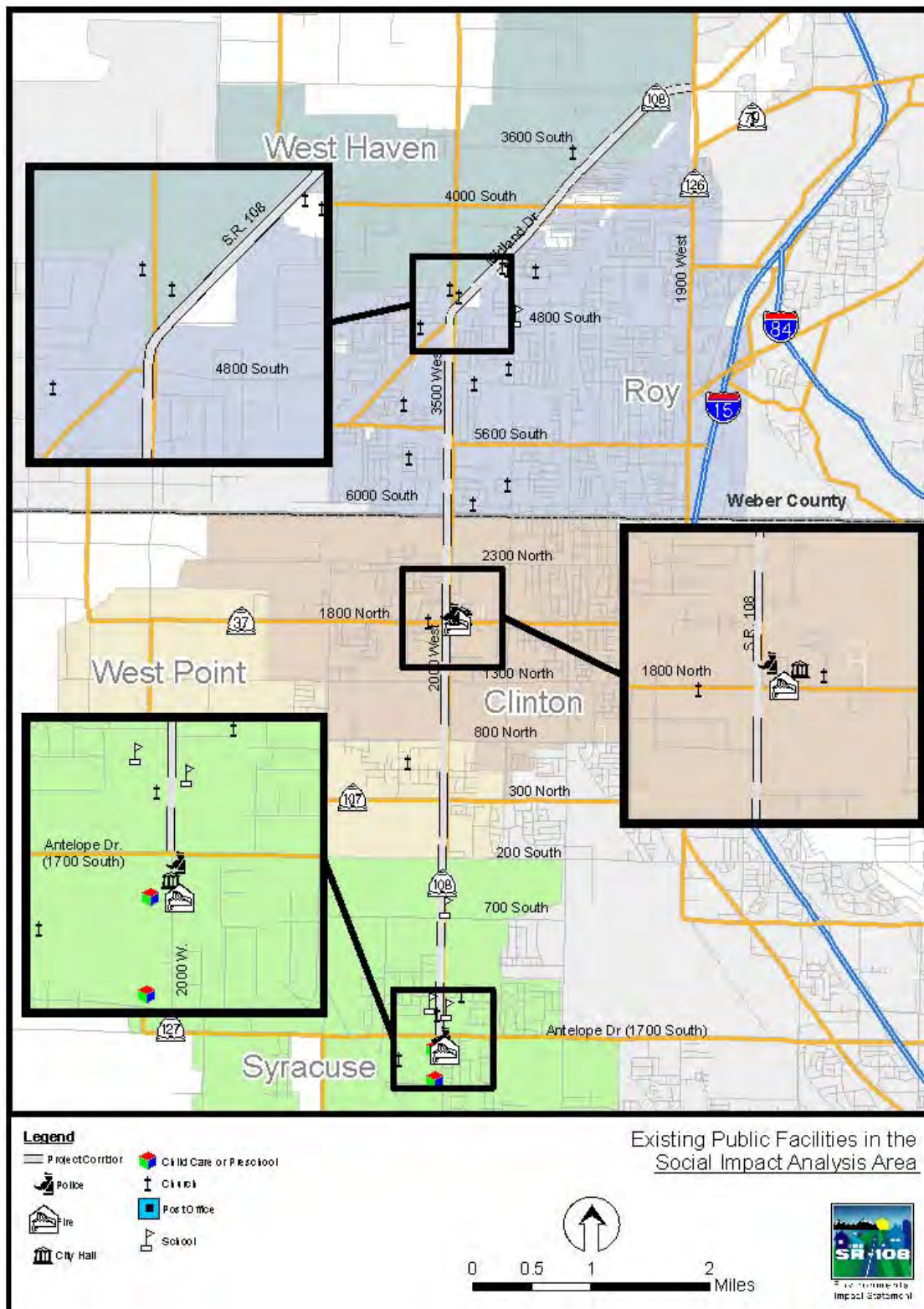
Public facilities in the impact analysis area are shown in Exhibit 3.3-3 and Exhibit 3.3-4 below.

Exhibit 3.3-3: Public Facilities in the Social Impact Analysis Area

Facility	Name	Address	City
Church	Amigo International Assembly of God	4433 South 3100 West	Roy
Church	Wasatch Evangelical	4433 South 3100 West	Roy
Church	International Prayer Center	4577 South 3500 West	West Haven
Church	Church of Jesus Christ of Latter-day Saints (LDS)	15 churches in the social impact analysis area; see Exhibit 3.3-4 below	All
City hall	Syracuse City Hall	1787 South 2000 West	Syracuse
City hall	Clinton City Hall	1906 West 1800 North	Clinton
Preschool	Tammy's Teddy Bear Preschool	2050 W. Craig Lane	Syracuse
Preschool	Care-A-Lot Child Care Center	1822 South 2000 West	Syracuse
School	Syracuse Elementary School	1513 South 2000 West	Syracuse
School	Syracuse Junior High School	1450 South 2000 West	Syracuse
School	Syracuse High School	665 South 2000 West	Syracuse
School	Midland Elementary School	3100 West 4800 South	Roy



**Exhibit 3.3-4: Existing Public Facilities in the
Social Impact Analysis Area**



3.3.6 Public Health and Safety

The public health and safety needs of citizens are met by various emergency services such as fire, ambulance, and law enforcement. The discussion about quality of life has more information about how communities in the project area assess and feel about safety (see Section 3.3.3, Quality of Life).

3.3.6.1 Emergency Response and Law Enforcement

For the most part, emergency response is provided by police and fire departments for each city in the impact analysis area. However, because the cities are close to each other and their fire departments are fairly small, each city has cooperative agreements with other cities to provide assistance when needed. Exhibit 3.3-4 above and Exhibit 3.3-5 below show the fire protection and law enforcement facilities in the impact analysis area.

Exhibit 3.3-5: Law Enforcement and Fire Protection Facilities in the Social Impact Analysis Area

Facility	Name	Address	City
Law enforcement	Syracuse Police Department	1751 South 2000 West	Syracuse
Law enforcement	Clinton City Police Department	1906 West 1800 North	Clinton
Fire station	Clinton City Fire Department	1906 West 1800 North	Clinton
Fire station	Syracuse Fire Department	1787 South 2000 West	Syracuse

Emergency service providers in both Davis and Weber Counties have stated that there is a need to widen S.R. 108 and add passing and turning lanes to better facilitate emergency response. These emergency response providers believe that the narrow lanes and rush-hour congestion on S.R. 108 affect emergency response times, although they did not give specific figures (Chillson 2006; Peterson 2006; Ritchie 2006; Wallace 2006; Whinham 2006).

3.3.6.2 School Safety

As shown in Exhibit 3.3-3: Public Facilities in the Social Impact Analysis Area above, there are four public schools in the impact analysis area. Some schools located outside the impact analysis area are included in the following discussion because their service area



boundaries cross S.R. 108 and students who attend these schools likely cross S.R. 108 on their routes to and from school.

Schools in the Davis School District

In Syracuse, Syracuse Elementary School and Syracuse Junior High School are both located on S.R. 108 in the impact analysis area. There is a single crosswalk available for students, but school officials state that it is not big enough for the large number of students crossing the street.

A school survey was sent home with all 850 students at Syracuse Elementary School to help identify student crossing patterns. The survey was developed in coordination with the Davis School District to be a kid-friendly survey with data that could be easily used for a school classroom project. About 36% of the students responded to the survey. Of the respondents, about 53% said that they crossed S.R. 108 to get to and from school. Twenty-nine percent of respondents cross at the south end of Syracuse Elementary School, and about 27% of respondents cross at 1700 South. Additionally, of those respondents who said they are driven to school, 19% said that they would walk if there were adequate sidewalks and bicycle trails.

Other safety concerns for children walking to school include the effects of continuous (current) construction along S.R. 108, a lack of safe walking routes, limitations on walking routes when snow is plowed to the side of the road during the winter, and the length of the school safety zone (Bond 2006; Syracuse Elementary School 2006).

Syracuse Elementary School and Syracuse Junior High School also have problems with traffic safety. School buses have trouble turning into the parking lots, which in the past has led to accidents. Traffic congestion in the area is compounded because the elementary and junior high bus runs overlap somewhat (the elementary school bus runs start as the junior high school bus runs are ending). The busy traffic around school parking lots combined with commuter traffic makes driving difficult and reduces the safety of walking students (Bond 2006). There are plans to modify the parking lots to better accommodate traffic during the busiest hours.

Davis School District is currently constructing a new high school (Syracuse High School) on S.R. 108 in Syracuse. Although the school is not scheduled to open until the fall of 2007, it is included in

How do conditions on S.R. 108 affect school safety?

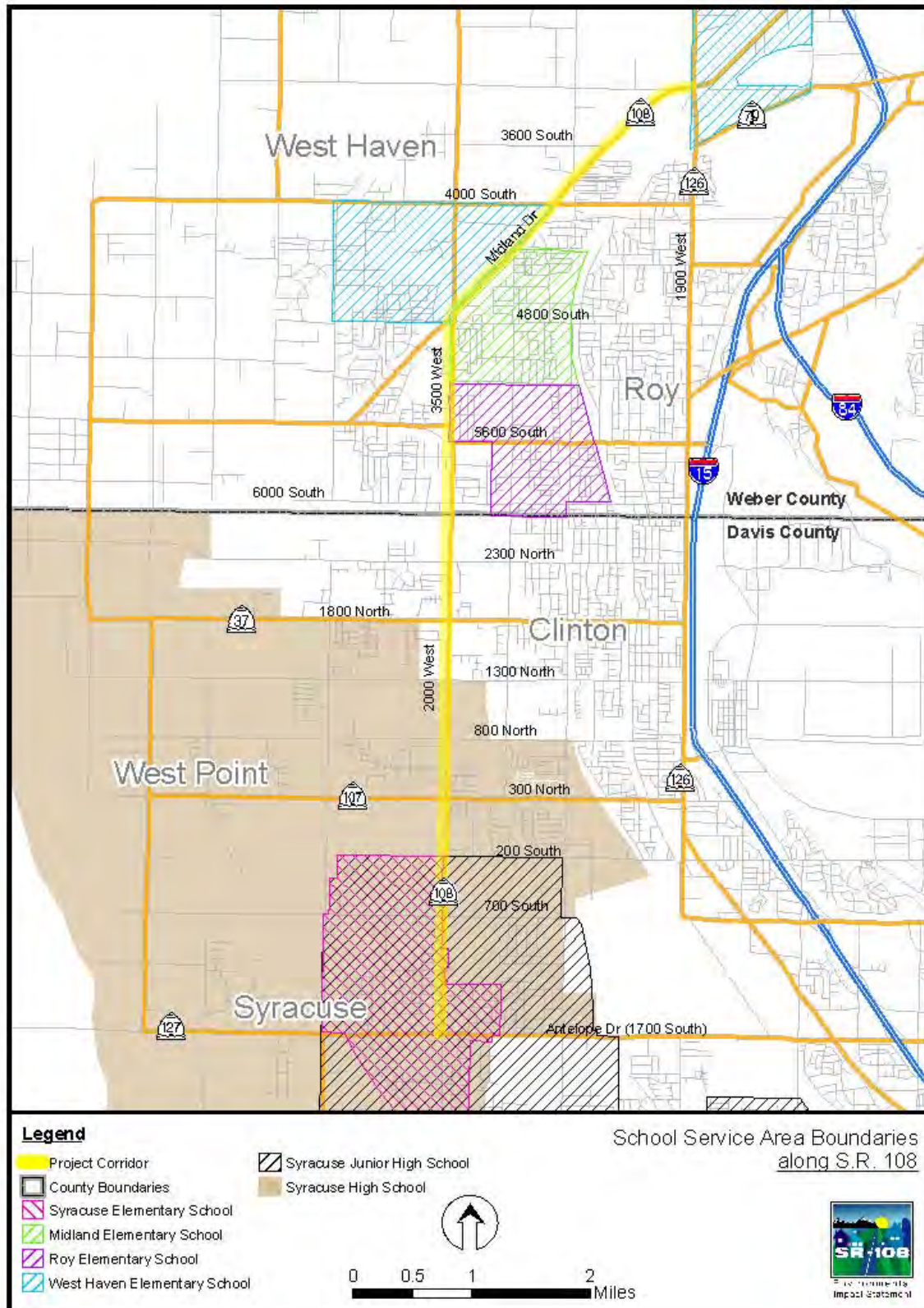
According to the Community Profile Survey and school representatives, congestion on S.R. 108 and the lack of continuous sidewalks are safety concerns for students walking to and from school. In addition, school buses have trouble turning into school parking lots at Syracuse Elementary and Syracuse Junior High, which in the past has led to accidents.

the impact analysis area because it would be open when the proposed project improvements would be made. Comments about the new high school were collected from the Community Profile Survey for the S.R. 108 project and during the public meetings. These comments show that members of the community are concerned about how future traffic at the intersection where the new school will be located will further affect congestion and safety along this portion of S.R. 108.

All of the public schools in Clinton and West Point are outside the impact analysis area. However, the service area boundaries of Lakeside Elementary School and West Point Junior High School, which are both in West Point, cross S.R. 108 (see Exhibit 3.3-6 below). Similarly, the service area boundary of Parkside Elementary School in Clinton overlaps the impact analysis area. Although these schools are outside the impact analysis area, some students who attend these schools cross S.R. 108 when walking to school. The City of Clinton would like to build an underpass under S.R. 108 at about 1150 North to improve pedestrian crossing safety and to connect the west part of the city to parks and city buildings. This underpass would also serve students walking to and from school.



Exhibit 3.3-6: School Service Area Boundaries along S.R. 108



Schools in the Weber School District

There is only one school in the Weber School District within the impact analysis area. This school, Midland Elementary School, is located about one-half mile east of S.R. 108 in Roy. The school's Child Access Routing Plan identifies 4800 South as a potential hazard to students because of the heavy traffic and because students cross 4800 South east of the school grounds where there is no school crossing zone. The school is concerned about the hazard of young children crossing outside the school zone on the busy road without supervision (Midland Elementary School 2006). The Routing Plan does not identify any specific recommendations for student safety along S.R. 108.

West Haven Elementary School is located just outside the impact analysis area about 1 mile west of S.R. 108 in West Haven. Many students have to cross 3500 West (S.R. 108) on their route to and from school. Safety concerns include ongoing road construction in the area, which affects the availability of sidewalks, and a lack of safe walking routes. The City has tried to address the problem of limited sidewalks by painting walkways in the street for students. The City has also stated that it will establish safer walking routes as development of the community continues (West Haven Elementary School 2006).

Roy Elementary School is located just outside the impact analysis area at 2888 West 5600 South in Roy. Students who attend Roy Elementary cross S.R. 108 while walking to and from school. The school's Child Access Routing Plan states that additional sidewalks are needed along the walking route, but does not identify specific hazards associated with S.R. 108 (Roy Elementary School 2006).

3.3.7 Housing and Relocations

Most of the S.R. 108 corridor has existing commercial and residential development on both sides of the roadway. Many homes and businesses on S.R. 108 have direct driveway access to the roadway.

Under both of the S.R. 108 action alternatives, residents and businesses would likely need to be relocated. A relocation occurs when construction of the project would require purchasing an



occupied structure, such as a home or business. In such instances, affected residents or business owners would receive relocation assistance in addition to compensation for the fair market value of the property itself.

For residential relocations, the ability of residents to relocate in a given area depends partially on the housing market conditions in the area. The following discussion provides an overview of the current housing and rental market in the project region. The purpose of this information is to provide project decision-makers with an understanding of the available housing market so that they can manage any housing impacts associated with the project.

If displacement of residences, businesses, public facilities, or farms is required within the impact analysis area, UDOT must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq. as amended, 1989). The Act provides for uniform and equitable treatment of all people displaced from their homes, businesses, and farms without discrimination on any basis. The guidelines used by UDOT for carrying out the provisions of this Act are contained in its 1997 *Relocation Brochure* (UDOT 1997).

What assistance and compensation are available for relocated residents and business owners?

UDOT would acquire the necessary right-of-way consistent with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Title VI of the Civil Rights Act of 1964. These policies ensure the uniform and equitable treatment of all people displaced from their homes, businesses, and farms without discrimination on any basis. Relocation resources are available to all residents and businesses that are relocated, and the process for acquiring replacement housing and other sites will be fair and open.

3.3.7.1 Housing Market Conditions

Overall, the S.R. 108 region has a wide variety of available housing that is in good condition. Because the project would not affect any apartment units, the following discussion focuses on single-family housing.

Exhibit 3.3-7 below provides an overview of the housing market conditions. The median home price in the cities along S.R. 108 ranges from about \$131,000 to about \$207,000 and varies by jurisdiction. The data show that there are available housing units within each county and along S.R. 108 and that there are also ample rental properties along S.R. 108.

Exhibit 3.3-7: Housing Market Conditions in the S.R. 108 Region

Housing Area	Median Home Price	Vacancy Rate for Owner-Occupied Homes	Vacancy Rate for Renter-Occupied Homes
Davis County	\$207,076	1.7%	7.7%
Clinton	\$130,600	1.5%	10.5%
Syracuse	\$184,950	3.4%	3.4%
West Point	\$152,500	2.0%	5.0%
Weber County	\$159,154	1.8%	9.1%
Roy	\$123,700	2.0%	5.6%
West Haven	\$175,100	2.8%	15.7%

Sources: Davis County Council of Governments 2005; EquiMark Properties 2006; U.S. Census Bureau 2000b

Housing availability data from the Wasatch Front Multiple Listing Service were also reviewed. These data are presented by ZIP code, and some ZIP codes cover more than one city. In particular, Clinton and Roy share the same ZIP code as Clearfield and Sunset, which are outside the impact analysis area.

As of November 2006, about 170 homes were available in Syracuse with prices ranging from \$150,000 to \$400,000. Within the ZIP code that encompasses Clinton, Roy, Clearfield, and Sunset, 221 homes were available with prices ranging from \$89,000 to \$350,000. In Roy, 141 homes were available with prices ranging from \$90,000 to \$350,000. In West Haven, 193 homes were available with prices ranging from \$70,000 to \$350,000 (Wasatch Front Multiple Listing Service 2006).



3.3.7.2 Housing Conditions

In 2005, WFRC conducted a “windshield study” of housing conditions in Davis and Weber Counties. For this study, representatives from WFRC drove through the two counties and recorded the structural condition of homes in the area (new, acceptable, deteriorated, or dilapidated). Exhibit 3.3-8 provides an overview of the housing conditions in the area. As shown in the table, most housing in the cities along S.R. 108 is considered to be in new or acceptable condition.

Exhibit 3.3-8: Single-Family Housing Conditions in the S.R. 108 Region

City	Total	Housing Condition ^a			
		New	Acceptable	Deteriorated	Dilapidated
Syracuse	4,539	2,464	2,030	42	3
Clinton	5,176	1,700	3,501	55	12
West Point	2,000	377	1,294	28	3
Roy	12,239	1,302	10,903	26	8
West Haven	1,279	250	1,018	10	1

Sources: Davis County Council of Governments 2005; WFRC 2005

^a Housing conditions are defined as follows:

- New homes appeared to have been constructed within the last 5 years.
- Acceptable homes have no visible signs of deterioration. These homes need minimal to moderate rehabilitation.
- Deteriorated homes have visible signs of deterioration. These homes are inhabitable but need minimal or moderate rehabilitation.
- Dilapidated homes are considered uninhabitable but might still be inhabited. These types of homes need major rehabilitations or complete replacement.

3.3.8 Public Services and Utilities

The availability of public services and utilities helps define the social environment. If more services are available, then a community is likely to be more densely inhabited.

Utility companies and municipalities were contacted in order to learn more about belowground and overhead facilities in the corridor because the presence of these facilities could affect the alternative alignments. Representatives from the local jurisdictions that operate water, sewer, and storm drainage infrastructure were also contacted. Thirty-two facilities—petroleum, electric, telecommunications, water, storm drains, and sanitary sewer—are adjacent to or cross S.R. 108 between 1700 South and 1900 West. The following facilities are present along or cross S.R. 108:

- Five canal companies operate gravity-flow irrigation systems that cross S.R. 108.
- All five cities along the corridor, in conjunction with UDOT, have storm drain systems along S.R. 108.
- Rocky Mountain Power has mainline service vaults located at the intersection of S.R. 108 and 5600 South.
- Additional power facilities, along with fiber optic and telecommunication facilities, are located both overhead and belowground along S.R. 108.
- Gas lines within the S.R. 108 corridor are low-pressure lines, but it is not known how deep these lines are. Weber County is planning to implement a high-pressure gas line within the next 2 to 7 years; however, the location for this line has not yet been identified and it might not be located anywhere near the S.R. 108 corridor (Brown 2007).

Other utilities in the impact analysis area include secondary water irrigation lines, potable water lines, sanitary sewer lines, and customer service laterals for the gas and water facilities noted above. Throughout the S.R. 108 corridor, the potable water and sewer lines are at least 36 inches deep to avoid freezing. A Chevron distribution line exists at the north end of the corridor but is suspected to be just outside the project limits.



3.4 Environmental Justice Populations

This section summarizes the environmental justice populations within one-half mile of S.R. 108 (the environmental justice impact analysis area). For more information, see the S.R. 108 Environmental Justice Technical Memorandum (HDR 2006a).

Environmental justice is a term used to describe the fair and equitable treatment of minority and low-income people (environmental justice populations) with regard to all federally funded projects and activities. Fair treatment means that no minority or low-income population should be forced to bear a disproportionately high share of negative environmental effects. Fair treatment also includes meaningful involvement and opportunities for minority and low-income people to participate in the decision-making process. Executive Order 12898, Federal Actions To Address Environmental Justice in Minority and Low-Income Populations, mandates that all federal actions be reviewed for possible effects on environmental justice populations.

FHWA defines low-income and minority populations as follows:

- A low-income population is any persons having a household income (or, for a community or group, a median household income) below the poverty thresholds defined by the U.S. Department of Health and Human Services.
- A minority is any person belonging to one of the following five groups: Black, Hispanic, Asian, American Indian or Alaskan Native, or Native Hawaiian or other Pacific Islander.

3.4.1 Resource Identification

Minority and low-income people were defined and environmental justice populations, communities, and individual residences were identified by examining data from the U.S. Census Bureau (2000 census and 2005 American Community Survey), Davis and Weber Housing Authorities, and the National Center for Education Statistics (2004–2005 school year). Information was also gathered from meetings or correspondence with local officials, the Davis and Weber (Ogden) Housing Authorities, and local representatives of

What is environmental justice?

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minority-focused groups. Public involvement activities and field observations also helped project planners understand potential environmental justice issues.

3.4.2 Communities Considered

S.R. 108 passes through the cities of Syracuse, West Point, and Clinton in Davis County and Roy and West Haven in Weber County. All of these suburban communities currently have residential areas adjacent to S.R. 108 that range from large-lot, single-family residences to high-density manufactured-home communities. Exhibit 3.4-1 below shows the city boundaries and census block groups along S.R. 108.

3.4.3 Public Outreach

Public outreach for the S.R. 108 EIS process included meetings, mailers, signs, and surveys. These efforts were focused on the entire community and allowed project planners to better understand the concerns of local residents as well as the demographics of the area. More information regarding these public outreach efforts is included in Chapter 7, Coordination.

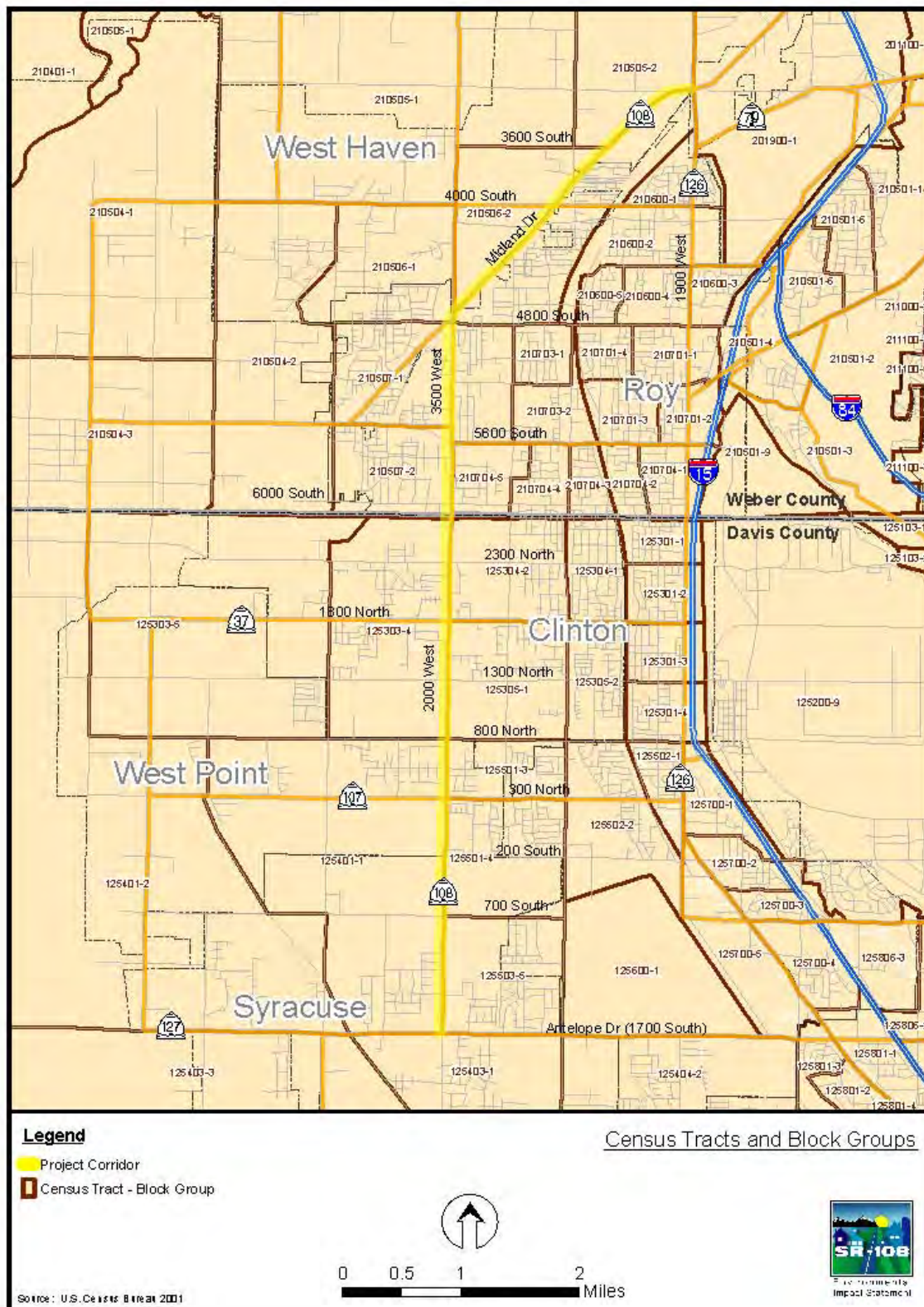
People who attended the scoping meeting could complete a Community Profile Survey. Fifty-seven surveys were returned during the scoping period. The survey was also mailed to 320 residents along S.R. 108 in September 2006. Of these 320 surveys, 114 were returned. The data that the project planners derived from the completed surveys provided important information about the demographics of the project area.

What is a block group?

Census data are reported by larger geographic areas called *census tracts* and smaller areas within the census tracts called *block groups*. A census tract–block group number such as 125501-3 indicates both the census tract (125501) and the block group (3). For simplicity, census tract–block groups are referred to as block groups in this EIS.



Exhibit 3.4-1: Census Tracts and Block Groups



Project staff made a special effort to involve residents of the two manufactured-home parks along S.R. 108 in Roy. Project staff offered to give a special presentation about the project to residents of Country Meadows Estates. Representatives of Karol's Mobile Estates did not respond to phone messages left by the S.R. 108 project staff.

At the time the Draft EIS was released, the information received through public outreach supported the information about minority and low-income populations that was collected through the process described in Section 3.4.1, Resource Identification. Public outreach will continue through completion of the Final EIS, project planning, and project construction.

3.4.4 Minority Populations

For the purpose of the environmental justice analysis, a minority is any person belonging to one of the following groups: Black, Hispanic, Asian, American Indian or Alaskan Native, or Native Hawaiian or other Pacific Islander. To identify minority communities, the following sources were reviewed:

- 2000 U.S. census data for the state, counties, cities, and census block groups
- Information about minority students for schools in the impact analysis area
- Meetings with local government and county officials for Syracuse, West Point, Clinton, Roy, and West Haven to help identify any known minority communities
- Representatives of various ethnic organizations

3.4.4.1 Census Data for Minority Populations

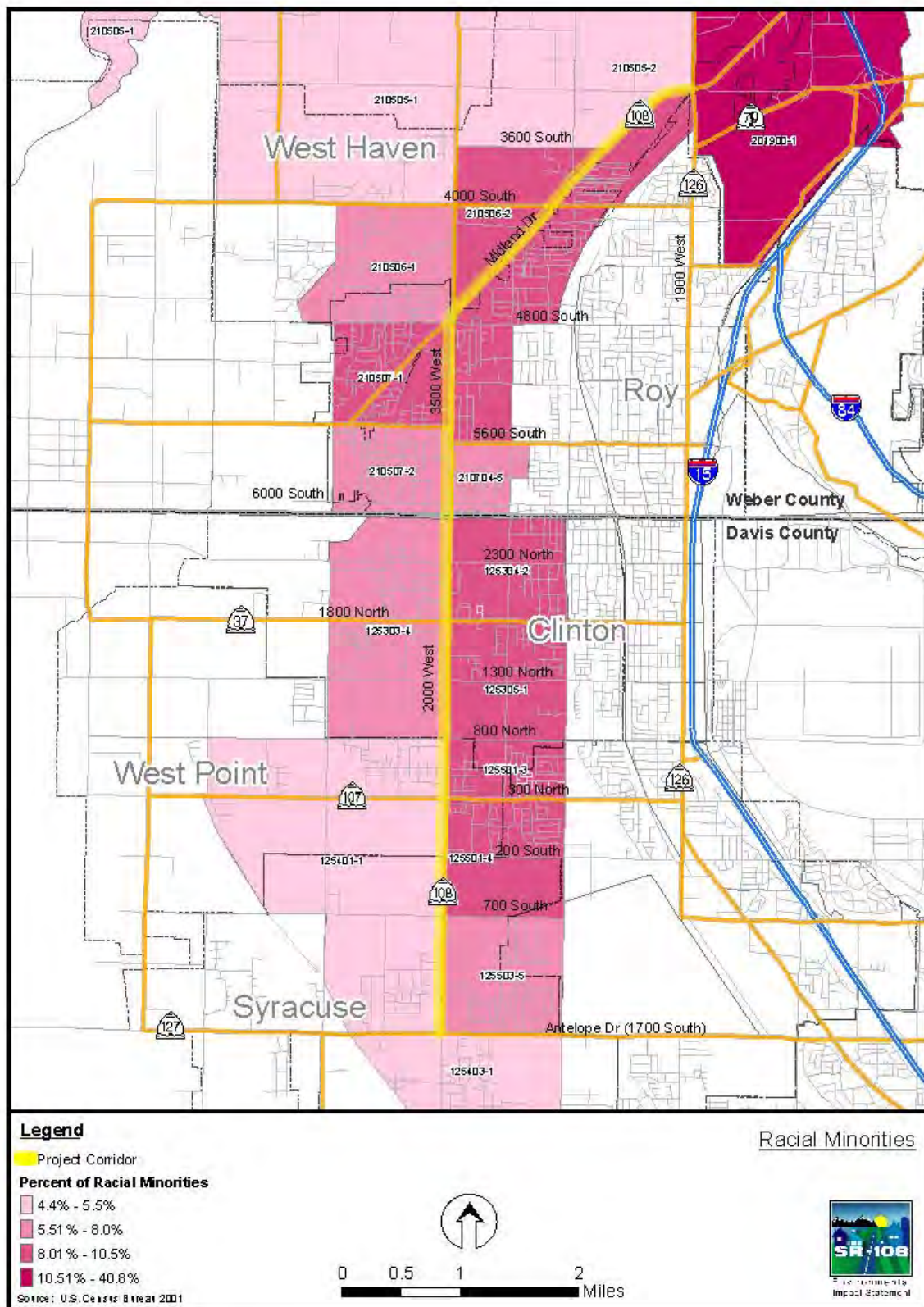
Exhibit 3.4-2, Exhibit 3.4-3, and Exhibit 3.4-4 below summarize the 2000 census data on the local distribution of race and ethnicity. According to the 2000 U.S. census, communities along S.R. 108 within the impact analysis area predominantly consist of white, non-Hispanic persons. Exhibit 3.4-4 shows the block groups with a percentage of racial or ethnic minorities that is higher than the county average. The minority populations could occur anywhere within the block group and are not necessarily adjacent to S.R. 108.

What is the difference between racial and ethnic minorities?

The U.S. Census Bureau differentiates between *racial* and *ethnic* minorities, though minority persons sometimes fit both categories. For example, people of Hispanic or Latino ethnicity can be any race. Note that statistics on ethnic and racial minorities should not be combined, because some people could be listed in both categories and so would be counted twice.



Exhibit 3.4-2: Racial Minorities



Legend

Project Corridor

Percent of Hispanic Minorities

- 2.8% - 4.4%
- 4.41% - 6.5%
- 6.51% - 8.8%
- 8.81% - 46.1%

Source: U.S. Census Bureau 2001

Hispanic Minorities

SR-108



Exhibit 3.4-4: Racial and Ethnic Minority Census Data for the Environmental Justice Impact Analysis Area

Area	Census Block Group	Population	Race		Ethnicity
			Percent Caucasian	Percent Racial Minorities	Percent Hispanic Minority ^a
Utah	—	2,233,169	89.2%	10.8%	9.0%
Davis County	—	238,994	92.3%	7.7%	5.4%
Weber County	—	196,533	87.7%	12.3%	12.6%
Davis County	125304-2	1,863	91.6%	8.4%	6.2%
	125305-1	1,783	89.5%	10.5%	8.8%
	125501-3	2,261	91.1%	8.9%	6.2%
	125501-4	2,598	90.0%	10.0%	7.3%
	125503-5	2,937	93.1%	6.9%	6.0%
Weber County	201900-1	1,288	59.2%	40.8%	46.1%

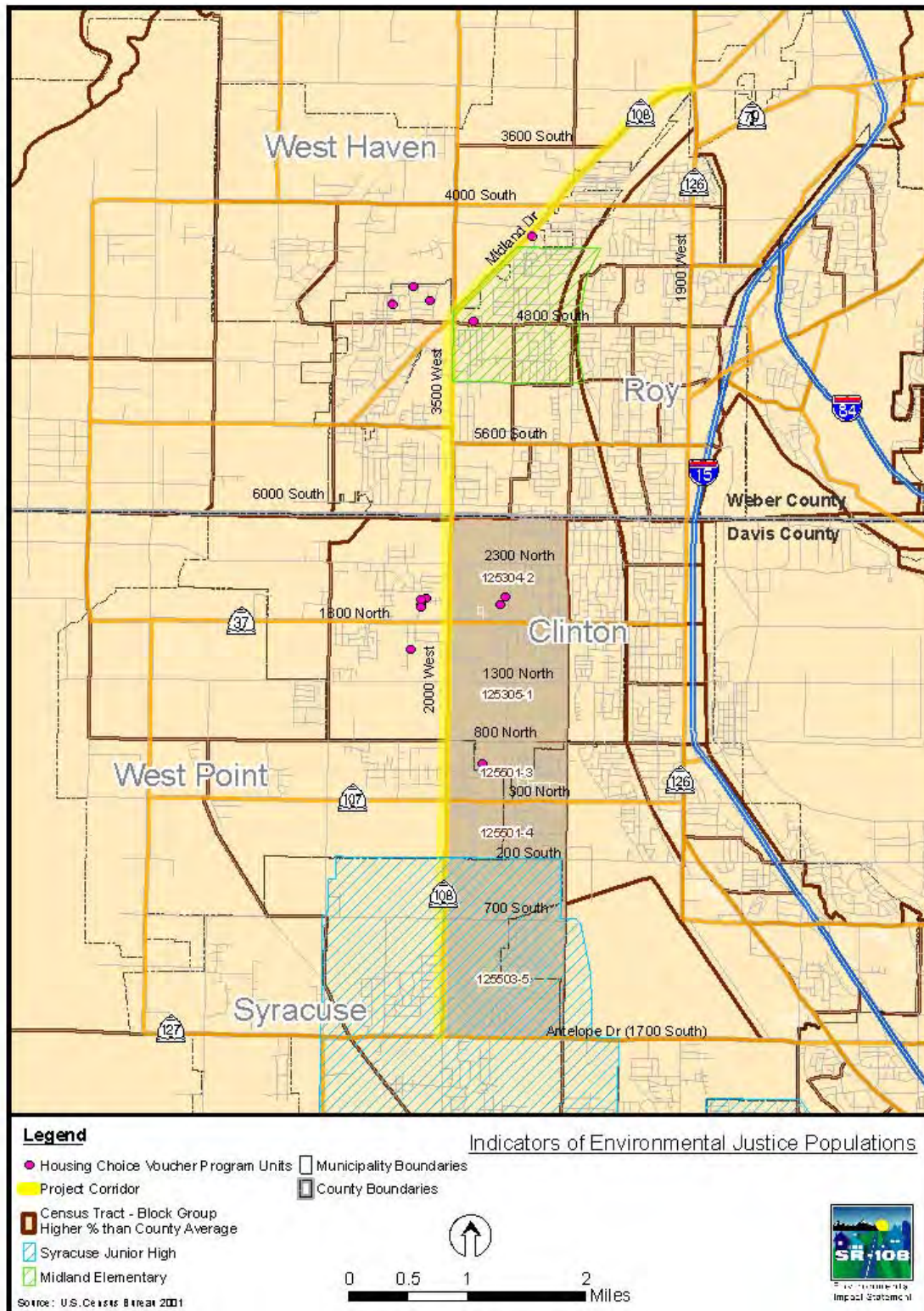
Source: U.S. Census Bureau 2001

Highlighted cells indicate a block group with a higher percentage of racial or ethnic minorities than the county average as shown in this table.

^a Ethnic Hispanic or Latino, regardless of race

There are five block groups along S.R. 108 in Davis County with percentages of racial and/or ethnic minorities that are higher than the county averages. These block groups are next to each other on the east side of S.R. 108 between Antelope Drive and the Davis County–Weber County line (see Exhibit 3.4-5 below). Although these block groups have percentages of minorities that are higher than the Davis County average, they are still predominantly Caucasian (averaging over 91% Caucasian).

**Exhibit 3.4-5: Indicators of Environmental
Justice Populations**





The 2000 U.S. census data show that Weber County as a whole has higher percentages of racial and ethnic minorities than Davis County as a whole. At the more detailed level, one block group that is adjacent to the northern project terminus at 1900 West (block group 201900-1) has a much higher percentage of minorities than the county as a whole. However, a representative from the Weber (Ogden) Housing Authority stated that these racial and ethnic minorities are not living in the part of the block group nearest to the project but are probably living farther east in Ogden (Phillips and Gardner 2006). The area near the project is dominated by light industry. This fact, combined with information provided by the Housing Authority, indicates that there are no minority populations concentrated near the northern terminus of the project. As in Davis County, the other block groups along S.R. 108 in Weber County are predominantly Caucasian (averaging over 93% Caucasian).

The data on minorities in Davis and Weber Counties from the 2005 American Community Survey, which was conducted by the U.S. Census Bureau, verify the information collected through the 2000 U.S. census.

3.4.4.2 Local Data for Minority Populations

Information to verify and further identify minority populations was obtained from local planning officials and ethnic organization representatives and through a Community Profile Survey. Data on minority students were also obtained from the National Center for Education Statistics for schools in the Davis and Weber School Districts.

Local planning officials did not identify any minority populations along S.R. 108 (J. Anderson 2006; S. Anderson 2006a; Hamilton 2006; Larson 2006a; Vinzant 2006; Worthen 2006). A representative from Weber County noted that Ogden has a large Hispanic community, but this community is quite far from the impact analysis area (Hamilton 2006).

Community Profile Survey results showed that 94.6% of the respondents classify themselves as white, 1.8% classify themselves as biracial, and 3.6% classify themselves as non-white. The survey was distributed at the scoping hearing and mailed to households living along S.R. 108 regardless of race or ethnicity. The percentage

of white residents reported through the survey is slightly higher than the census estimates.

Representatives from local ethnic organizations either did not respond to detailed requests for information or did not note any specific populations of minorities in the impact analysis area.

A number of schools serve the project area. Only three schools are within the impact analysis area: Syracuse Junior High School, Syracuse Elementary School, and Midland Elementary School. As shown in Exhibit 3.4-6, Syracuse Junior High School and Midland Elementary School have a percentage of minority students that is higher than the respective county averages. Syracuse Junior High School, which is in the Davis School District, serves an area that extends far beyond the impact analysis area. However, students from all areas access the school from S.R. 108 since the junior high is located on S.R. 108.

Exhibit 3.4-6: Minority and Low-Income Student Data for the Environmental Justice Impact Analysis Area

School or District	Students	Percent Racial/Ethnic Minority Students ^a	Percent of Students Eligible for Free or Reduced-Price Lunch ^b
Davis School District	58,953	7.2%	22.0%
Syracuse Elementary	853	4.9%	22.3%
Syracuse Junior High	991	9.1%	21.5%
Weber School District	28,475	6.5%	26.0%
Midland Elementary	687	15.3%	29.1%

Sources: National Center for Education Statistics, no date; Weber School District, no date; Davis School District 2005a, 2005b; Sears 2006; U.S. Census Bureau 2006a

Highlighted cells indicate a percentage of either minority students or students eligible for reduced-price or free lunches that is higher than the school district average as shown in this table.

^a Minorities are students of American Indian/Alaskan Native, Asian, Black, or Hispanic ancestry or origin.

^b Children from families with incomes at or below 185% of the poverty level (2005 poverty level was \$19,350 for a family of four, so 185% is \$35,797).



Midland Elementary School, which is in the Weber School District, serves students living east of S.R. 108 in Roy between about 4400 South and 5200 South. A large part of this school's service area is within one-half mile of S.R. 108. Though the National Center for Education Statistics data show that the percentage of racial and ethnic minority students is more than double the county average, census data for the area that includes this school service area do not show higher-than-average percentages of racial or ethnic minorities.

3.4.4.3 Summary of Minority Populations

According to the 2000 census data, communities along S.R. 108 predominantly consist of Caucasian, non-Hispanic persons. To further refine the census data, information was collected from local city governments and the National Center for Education Statistics. Based on this information and the S.R. 108 Community Profile Survey, the following minority populations were identified in the S.R. 108 impact analysis area:

- **Davis County Cities of Syracuse, West Point, and Clinton.** Data for five census block groups east of S.R. 108 between Antelope Drive and the Davis County–Weber County line show that this area has a higher percentage of racial and/or ethnic minorities than Davis County as a whole. However, the overall percentage of minorities in these block groups is 10.5% or less.
- **Syracuse Junior High School Service Area, Syracuse, Davis County.** Though this school service area extends far beyond the impact analysis area, construction could affect students' ability to access the school. The school has a higher-than-average percentage of minority students (9.1%) compared to Davis District schools overall (7.2%).
- **Midland Elementary School Service Area, Roy, Weber County.** Much of this school service area is within one-half mile of the eastern edge of S.R. 108 between about 4400 South and 5200 South. The school has a higher-than-average percentage of minority students (15.3%) compared to other Weber District schools overall (6.5%).

3.4.5 Low-Income Populations

Low-income persons are defined by FHWA as individuals having a household or median income below the poverty thresholds defined by the U.S. Department of Health and Human Services. Possible low-income populations in the impact analysis area were identified using the following sources:

- Data from the 2000 census at the state, county, and block-group levels for persons identified as living below the federally defined poverty level
- Information from the National Center for Education Statistics on the percentages of students eligible for reduced-price and free lunches at schools in the impact analysis area
- Meetings with local city representatives and the Davis and Weber Housing Authorities
- Information from the U.S. Department of Housing and Urban Development on poverty and Entitlement and Enterprise communities

How is poverty defined?

The federal government considers individuals and households who earn 30% or less of the median family income to be living in poverty. For the purposes of determining poverty and eligibility for assistance programs, the federal government establishes median family income on an annual basis based on the location and number of persons in the family.

For example, the 2005 fiscal year median family income for a family of four in the Salt Lake City–Ogden Metropolitan Statistical Area was \$61,350. The corresponding poverty-level threshold for a family of four was \$18,400. For a family of six, the poverty-level threshold was \$21,350.

3.4.5.1 Census Data for Low-Income Populations

Exhibit 3.4-7 and Exhibit 3.4-8 below summarize the 2000 census data for poverty in the impact analysis area. As shown in Exhibit 3.4-8 and in Exhibit 3.4-5: Indicators of Environmental Justice Populations above, three block groups adjacent to S.R. 108 have a percentage of persons living in poverty that is greater than the countywide average.

As with minority populations, the 2005 American Community Survey data on low-income persons in Davis and Weber Counties verify the information collected through the 2000 census.



Exhibit 3.4-7: Poverty in the Local Area

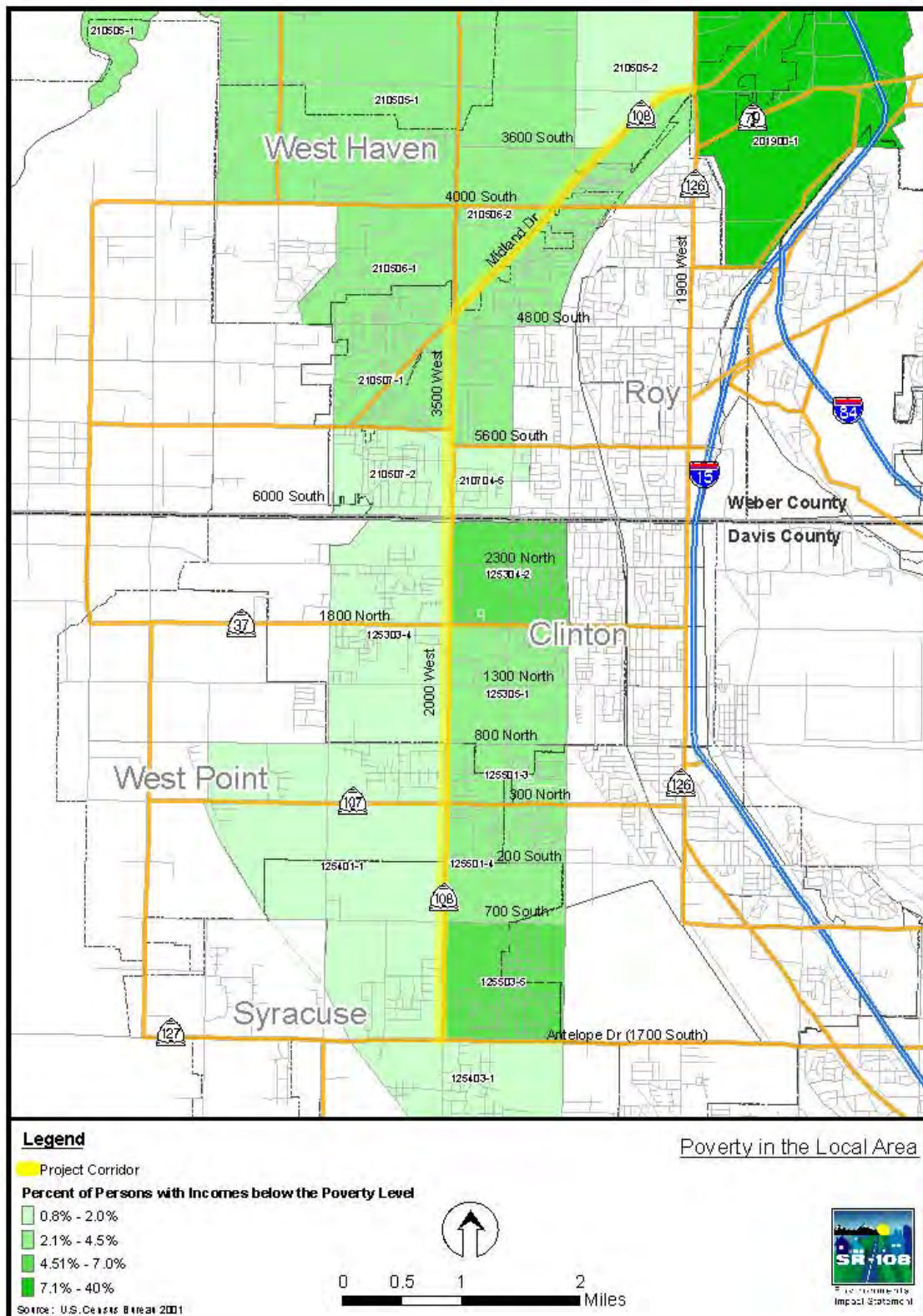


Exhibit 3.4-8: Persons Living below Poverty Level in the Environmental Justice Impact Analysis Area

Area	Census Block Group	Persons for Whom Poverty Status Is Determined	
		Total	Below Poverty Level
Utah	—	2,195,034	206,328 (9.4%)
Davis County	—	236,480	11,984 (5.1%)
Weber County	—	193,776	18,022 (9.3%)
Davis County	125304-2	1,811	127 (7.0%)
	125503-5	2,798	187 (6.7%)
Weber County	201900-1	1,128	451 (40.0%)

Source: U.S. Census Bureau 2002b

Highlighted cells indicate a percentage of persons living below poverty level that is higher than the county average as shown in this table.

3.4.5.2 Housing and Urban Development Information

The U.S. Department of Housing and Urban Development (HUD) establishes yearly income limits for the purpose of determining eligibility for assistance programs, including the Section 8 Contract program. This program, also known as the Housing Choice Voucher Program (HCVP), provides eligible low-income families with rental assistance in the form of vouchers that allow participants to reduce the portion of their income spent on rent. The program is administered by local housing authorities.

Representatives of the Davis and Weber County housing authorities said that there were no “concentrations” of HCVP units in the impact analysis area (Phillips and Gardner 2006; Wilson 2006). A review of actual locations of HCVP units supported this conclusion, finding only 22 units within one-half mile of S.R. 108 out of 112 total in the ZIP codes that apply to the project area (see Exhibit 3.4-5: Indicators of Environmental Justice Populations above). An area of Davis County along S.R. 108 between 1500 North and 2000 North has seven HCVP units. This is the same area that Lynn Vinzant with the City of Clinton said might have lower-income households (see Section 3.4.5.3, Local Data for Low-Income Populations). Although



the City of Clinton identified areas with lower-income households, these households are not necessarily below poverty level.

HUD data also include figures for “very low income” families (between 30% and 50% of the area median income) and “low income” families (between 50% and 80% of the area median income). In 1999, a very-low-income family of four in the Salt Lake City–Ogden Metropolitan Statistical Area made between \$15,100 and \$25,150. A low-income family made between \$25,150 and \$40,250.

All of the census block groups in the impact analysis area had a 1999 median income that was higher than the low-income limit of \$40,250, with the exception of the northernmost block group in Weber County (block group 201900-1).

The one block group with a 1999 median income below the low-income limit of \$40,250 is at the northern terminus of the project north and east of 1900 West (block group 201900-1). There are no residential areas in this block group near S.R. 108, and any persons in this block group are probably living in Ogden (see Section 3.4.4.1, Census Data for Minority Populations); therefore, it is not likely that low-income individuals are concentrated near the project area.

3.4.5.3 Local Data for Low-Income Populations

Local government representatives provided information to help further define low-income communities along S.R. 108. Information about local school populations was also retrieved from the National Center for Education Statistics database and from the results of the Community Profile Survey.

Local government representatives were not able to provide specific information on the locations of low-income communities but did say that some areas might have low- and moderate-income households. According to John Anderson with the City of West Point, there might be lower-income households near the northeast corner of S.R. 108 and 200 South (J. Anderson 2006). Lynn Vinzant with the City of Clinton also said that there are some lower-income housing units west of S.R. 108 in Clinton (Vinzant 2006). Mark Larson with the City of Roy said that the entire city is low to moderate income (Larson 2006a), a statement that was echoed by Kevin Hamilton of Weber County (Hamilton 2006). Finally, Steve Anderson with the

What is the difference between families, households, and individuals?

The U.S. Census Bureau gathers data about families (related persons living together), households (related and/or non-related persons living together), and individuals. Because data on families do not include all people living in a community, data on households are preferred when reviewing the demographics of an area. In some cases, the Census Bureau collects data about individuals only.

In this EIS, all of the census and American Community Survey data on poverty are for individuals. This is because the American Community Survey collected local data on the poverty level of individual persons only.

City of West Haven said that some of West Haven's older homes might have lower-income families (S. Anderson 2006a). The general consensus is that most of the project area supports moderate-income households, but that there are lower-income households interspersed throughout. Information provided by John Anderson and Lynn Vinzant is consistent with census data for those parts of West Point and Clinton. Although city officials identified areas that might contain lower-income households, census data do not show these areas as having many households below poverty level.

The Davis and Weber School Districts participate in the U.S. Department of Agriculture's National School Lunch Program. This program provides free lunches to students from families with incomes at or below 130% of the nationally determined poverty level and provides reduced-price lunches to children from families earning between 130% and 185% of the nationally determined poverty level. The income limits for the 2004–2005 school year were \$24,505 for free lunches and \$34,873 for reduced-price lunches (USDA 2004). During the 2004–2005 school year, 22% of Davis School District students and 26% of Weber School District students were eligible to receive free or reduced-price lunches.¹

Two Davis District schools are within one-half mile of S.R. 108. During the 2004–2005 school year, 22.3% of the students at Syracuse Elementary School, which is on S.R. 108 near the southern end of the project, were eligible for free or reduced-price lunches. This percentage is consistent with the district average of 22%. Syracuse Junior High School, also on S.R. 108, had an eligibility rate of 21.5%, which is also similar to the district average. Statistics from these schools do not indicate an unusually high percentage of lower-income students. Exhibit 3.4-6: Minority and Low-Income Student Data for the Environmental Justice Impact Analysis Area above summarizes the eligibility data for the schools within one-half mile of S.R. 108.

The one Weber District school within the impact analysis area, Midland Elementary School, had a free and reduced-price lunch eligibility rate of 29.1%, which is 3.1 percentage points higher than

¹ Separate data for free lunch and reduced-price lunch eligibility were not available for the Davis School District, so a combined percentage for both districts was used. During the 2004–2005 school year, 17% of Weber School District students were eligible for free lunches and 9% were eligible for reduced-price lunches.



the school district average. Although Roy is described by local government representatives as being dominated by low- to moderate-income families, there are no other indicators of poverty in the area. The median income for the block group that includes the school (block group 210506-2) is higher than the county and state averages, and the percentage of persons living in poverty is lower than the county and state averages.

Finally, information obtained through the Community Profile Survey shows that a very small percentage of individuals receives income support or employment assistance (5%). Most residents own their homes (98%) and do not feel that a lack of affordable housing is an issue. The Community Profile Survey did not collect data on poverty, though information about income can be used to examine poverty. Nine percent of respondents reported that their annual income was less than \$20,000. However, because the 2005 poverty-level income for a family of three was \$16,600, the percentage of these respondents that are actually living in poverty cannot be assumed.

3.4.5.4 Summary of Low-Income Populations

According to the 2000 census, three block groups in the impact analysis area—two in Davis County and one in Weber County—had percentages of persons living in poverty that were higher than the county averages.

Block group 201900-1 requires special consideration. This block group is not actually within the project limits but is adjacent to the northern project terminus at 1900 West. As shown in Exhibit 3.4-8: Persons Living below Poverty Level in the Environmental Justice Impact Analysis Area above, the percentage of persons living in poverty for this block group, which is in Weber County, is substantially higher than both the state and county averages. However, near S.R. 108 this block group has industrial land uses and no residential populations.

Overall, no concentrations of low-income populations were identified adjacent to S.R. 108. The few households below poverty level are spread throughout the impact analysis area and are described below:

- **Block Groups 125304-2 and 122503-5, Davis County.** These block groups have a higher percentage of persons living in poverty than the county average. The number of persons living in poverty in block group 125304-2, which is in Clinton, is 1.9 percentage points higher than the county average. The number in block group 125503-5, which is in Syracuse, is 1.6 percentage points higher than the county average.
- **Service Area for Midland Elementary School, Roy, Weber County.** This school, which is within one-half mile of S.R. 108, has a student population with a slightly higher-than-average rate of eligibility for free and reduced-price lunches (29.1%) compared to Weber School District overall (26%).